

**SEPTEMBER 28, 2023**

**11018 OLYMPIA DR, HOUSTON, TX 77042**

# **UPGRADES LIST**

# **Ace Galore, LLC**

**UPGRADED WINDOWS  
THERMOSTAT BY NEST  
NEW MARBLE BOOK MATCH KITCHEN COUNTERTOPS/  
BACKSPLASH  
CUSTOM MODERN STEEL FRAME FRONT DOOR  
TWO STREEL FRAME BARN DOORS (PRIMARY BATH & MUD ROOM)  
FRONT DOOR KEYLESS ENTRY SMART LOCK  
CUSTOM STAIRWAY IRON RAILING  
CUSTOM SECURED IRON GATE TO BACK YARD  
UPGRADED WOOD FLOORING  
UPGRADED LUXURY CEDAR FENCING  
SMART TOILET IN PRIMARY SUITE  
SMART VOICE ACTIVATED U BY MOEN SHOWER SYSTEM  
CUSTOM BUILT-IN CLOSET W/ AMBIENT DISPLAY LIGHTING  
THREE NEW ELONGATED TOILETS  
NEW HVAC SYSTEM  
NEW ROOF  
REFURBISHED IRON 1972 MAILBOX  
FLOOR TO CEILING GLASS WINE DISPLAY W/ LUXURY HEXAGON  
GLASS TILE  
KITCHEN APPLIANCES (5FT WIDE BUILT-IN REFRIGERATOR  
INCLUDED)  
LARGE 10FT KITCHEN ISLAND W/ MARBLE BOOK MATCH &  
WATERFALL DESIGN  
CUSTOM SHAKER STYLE KITCHEN CABINETS WITH SOFT CLOSE  
FEATURE  
UPGRADED PROGRAMABLE DOOR LOCKS  
LUXURY SOLID WHITE OAK STAIR TREADS  
CUSTOM BUILD IRON RAILINGS AT STAIRS  
FLOOR TO CEILING PORCELAIN TILE FIREPLACE W/ OUTLET  
FOYER LUXURY WOOD SLATTED WALL CUSTOM BUILD  
UPGRADED MODERN LIGHTING FIXTURES  
ALL NEW RECESSED LIGHTING  
LUXURY COMBINATION 4 RECESSED CAN LIGHTS & FAN IN ALL  
BEDROOMS  
CUSTOM PRIMARY BED NICHE FRAMING THE KING SIZE BED W/ LED  
LIGHTING**

**CUSTOM BUILT MODERN FLOATING VANITIES IN ALL BATHROOMS  
HANDS FREE SMART SOAP DISPENSERS IN ALL 3.5 BATHS  
LUXURY WALK-IN PRIMARY SUITE SHOWER W/ SOAKING TUB  
UPSTAIRS JACK AND JILL WALK-IN SHOWER W/ FLOOR TO CEILING  
LUXURY PORCELAIN TILE  
LUXURY GARAGE DOOR OPENER  
WALL AND CEILING W/ PRIMED PAINT IN GARAGE  
GARAGE RECESSED CANNED LIGHTS  
LANDSCAPING & HARDSCAPE DESIGN  
ALL SECONDARY BATHS HAVE LUXURY WALK-IN CLOSETS  
FRONT, SIDE AND BACKYARD AUTOMATIC SPRINKLER SYSTEM  
LUXURY TREE ACCENT LIGHTING  
LUXURY IN-GROUND FRONT WALKWAY LIGHTING  
ALL NEW SOD IN FRONT, SIDE AND BACKYARD**