

UPGRADES

ADDRESS: 4926 Summer Manor, Sugar Land, TX 77494

| ITEM(S) | DATE | COST |
|--|------|-------------|
| 1. Cast stone banding on exterior | 2016 | \$4,500.00 |
| 2. Front brick removal in lieu of Stucco | 2016 | \$4,500.00 |
| 3. Covered Patio | 2016 | \$4,850.00 |
| 4. 2nd Floor half bath square footage | 2016 | \$3,900.00 |
| 5. 2nd Floor half bath plumbing, cabinetry, countertop, and mirror | 2016 | \$3,990.00 |
| 6. Glass Block Utility Room | 2016 | \$500.00 |
| 7. Added 3 windows to Gameroom | 2016 | \$540.00 |
| 8. Pre-Foundation floor plug | 2016 | \$420.00 |
| 9. Upgraded front door with speakeasy | 2016 | \$230.00 |
| 10. Pre-plum for utility room sink | 2016 | \$540.00 |
| 11. Upgraded Honeywell media filter | 2016 | \$1,100.00 |
| 12. Full bathroom addition | 2016 | \$7,460.00 |
| 13. Converted attic into Gameroom (336 sq ft) | 2016 | \$31,230.00 |
| 14. Convert garage space into laundry room (80 sq ft) | 2016 | \$8,000.00 |
| 15. Kitchen Cabinets - Painted + Inked | 2016 | \$1,730.00 |
| 16. Island Cabinets - Glazed & Distressed #5 | 2016 | \$730.00 |
| 17. Kitchen Backsplash | 2016 | \$713.00 |
| 18. Kitchen Granite upgrade | 2016 | \$1,220.00 |
| 19. Island Granite upgrade | 2016 | \$980.00 |
| 20. Butler's Pantry Granite upgrade | 2016 | \$280.00 |
| 21. Garbage Disposal Button | 2016 | \$275.00 |
| 22. Stove 48 inch | 2016 | \$550.00 |
| 23. Custom Venthood 48 inch | 2016 | \$420.00 |
| 24. Refrigerator upgrade 48 inch | 2016 | \$380.00 |
| 25. Farmhouse Kitchen Sink | 2016 | \$1,650.00 |
| 26. Pull Out Trash | 2016 | \$280.00 |

Public - Amenities

| | | |
|--------------------------------------|------|-------------|
| 27. Pot Filler | 2016 | \$1,350.00 |
| 28. Glass Doors @ Breakfast | 2016 | \$110.00 |
| 29. Glass Doors Prep @ Breakfast | 2016 | \$260.00 |
| 30. Glass Insert @ Pantry | 2016 | \$640.00 |
| 31. Island Pendant Lights (2) | 2016 | \$100.00 |
| 32. Custom cabinet configurations | 2016 | \$470.00 |
| 33. Mud Room | 2016 | \$5,000.00 |
| 34. Hardwood Flooring | 2016 | \$10,835.00 |
| 35. Framed Mirrors in all bathrooms | 2016 | \$290.00 |
| 36. Master Bathroom rain shower head | 2016 | \$780.00 |
| 37. Utility Room custom cabinetry | 2016 | \$1,460.00 |
| 38. Utility Room Countertop | 2016 | \$690.00 |
| 39. | | |
| 40. | | |

ADDITIONAL NOTEWORTHY FEATURES

ADDRESS: 4926 Summer Manor, Sugar Land, TX 77494

| FEATURE(S) |
|---|
| 1. Quiet, friendly neighborhood with amazing neighbors |
| 2. Multiple paths to access major highways |
| 3. Private trash and recycling service included in HOA fee |
| 4. Community playgrounds, tennis courts, and swimming pool |
| 5. Many walking trails throughout the neighborhood |
| 6. No-Flood Zone |
| 7. Proximity to groceries, shopping (Memorial City), and dining |
| 8. ZIP System behind stucco to prevent water entry |
| 9. The home has been sealed to prevent any pest entry |
| 10. Each bedroom having its own bathroom |
| 11. Frequent HOA events for families |

10 THINGS WE HAVE ENJOYED

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| ENJOYED |
|---|
| 1. Gated entrance to the front door |
| 2. Lots of natural light throughout the home |
| 3. Multiple entry points providing patio style views |
| 4. 240V charging for hybrid/electric vehicles |
| 5. Backyard privacy (Doesn't back up to another home) |
| 6. Having a detached Casita which was used for guests, movie nights, and an additional office |
| 7. Large upstairs gameroom with high ceilings |
| 8. |
| 9. |
| 10. |

 **UTILITY BILLS**

ADDRESS: 4926 Summer Manor, Sugar Land, TX 77494

| MONTH | YEAR | ELECTRICAL | GAS | WATER |
|--|------|------------|-----|-------|
| January | | | | |
| February | | | | |
| March | | | | |
| April | | | | |
| May | | | | |
| June | | | | |
| July | | | | |
| August | | | | |
| September | | | | |
| October | | | | |
| November | | | | |
| December | | | | |
| TOTAL | | | | |
| AVERAGE | | | | |
| Total Monthly Average Utility Bills | | | | |