

8110 Foster Gate Ct., Richmond, TX 77407

In addition to the list of features in the builder included features sheet, listed below are the upgrades the Seller chose when the home was built and upgrades the Seller made after the purchase.:

Next Gen Suite Features:

- Stainless Steel Over-The-Range Convection Microwave
- Granite countertops in the Kitchenette and Bathroom
- Additional outlet in Full Bathroom
- Surround Sound System 5.1 prewired with blank cover plate in the living room that is connected to the main home.

Main Home Features:

- Kitchen
 - Granite countertops
 - New microwave
 - Vinyl plank flooring: color Barnside
- Dining Room
 - Vinyl plank flooring: color Barnside
 - Upgraded chandelier to K9 crystal glass chandelier.
- Main Living/Family Room
 - Additional outlet over the fireplace
 - Surround Sound System 5.1 prewired with blank cover plate.
 - Vinyl plank flooring: color Barnside
- Primary Bedroom
 - Vinyl plank flooring: color Barnside
 - Crown moulding
 - Granite countertops
- Primary Bathroom
 - Granite countertops
 - Crown moulding
 - Jetted tub

- Gameroom
 - Enclosed gameroom with framed wall, sheetrocked and textured to match and crown moulding.
 - Exterior decorative lights flanking double French doors and transom.
 - Surround Sound System 5.1 prewired with blank cover plate

- Secondary Hall Bathroom
 - Granite countertops

- Bedroom 5
 - Full Bathroom added with granite countertops

- Powder Room
 - Vinyl plank flooring: color Barnside

- Laundry Room
 - Gas stub out for dryer

- Tankless water heater

- Patio
 - Gas stub out
 - Additional outlet
 - Extended patio additional 10'x14' for a total of 17'x14'
 - Added gazebo that is bolted to slab
 - Surround Sound System 5.1 prewired with blank cover plate

- Exterior
 - Additional 2-Bulb floodlight fixture with one switch to the exterior of the home.
 - Full gutters around the home