

UPGRADE LIST

23403 Eula Mae Lane

- *Great Location in Community adjacent to Beautiful Walking Trails accessible from Backyard. Short walk to the Community Center with Pool, Gym, and Park. Also, a short walk to Tennis Courts, and short drives to Dog Park and to Elementary School located within the community.*
- *Large Beautiful Lot with Beautiful Views, Pie-Shaped, Court-Like Front and Backyard. Long Driveway, and Great Guest Parking in front of home.*
- *Crown Molding throughout the home including Grand Entrance Way, Family Room, Kitchen, Kitchen Nook, Master Bedroom, and Study.*
- *Upgraded Floors to "Wood Plank Style" Tile throughout the home including the above rooms, the Media Room, and the Game Room.*
- *Upgraded Baseboards throughout home to 6.5"*
- *Extended Cabinets and Countertops from Kitchen into Dining Area*
- *Upgraded and added Backsplash in Kitchen.*
- *Granite Countertops.*
- *Upgraded Kitchen Appliances, including Dishwasher, Ovens, and Five Burner Cooktop*
- *Upgraded Kitchen Sink to Silgranit Diamond Double Bowl Sink.*
- *Upgraded Kitchen Vent Hood to Bell Shaped.*
- *Upgraded patio to Texas Size Patio.*
- *Added Outdoor Kitchen to Texas Size Patio including Natural Gas Napoleon Barbecue Grill, and Stainless Steel Sink enclosed with Bricks and Granite Countertops.*
- *Added Electrical Outlet and TV Connection, and TV Mount to the Texas Size Patio.*
- *Screened in the Texas Size Patio, and added Rain Gutters.*
- *Added Dual Fans in the Texas Size Patio.*
- *Upgraded window in Master Bedroom to beautiful Bow Window to match Bow Window in Kitchen Nook.*
- *Upgraded all Bathroom Counter Tops including Master Bathtub Decking.*

- *Upgraded Master Bathtub to Royal Jetted Tub, and adjacent window to Rain Glass Window.*
- *Upgraded Laundry Room to include Cabinets, Granite Countertop and Large Quartz Composite Sink.*
- *Added Private Storage Room in Study with Built-in Bookcase Door.*
- *Added Fireplace in Family Room with 4" x 6" Tile Facing and Wood Mantel.*
- *Added 2 inch Blinds throughout the entire home.*
- *Added Ceiling Fans with Lights throughout home including Living Room, Master Bedroom, Theater, Study, and two of the Kid's/Guest Bedrooms.*
- *Added Pre-wiring for fans in Dining Room, Game Room, and the other Kid's/Guest Bedroom.*
- *Added Pre-wiring for Speakers in the Theater Room.*
- *Added Hardware to all Cabinetry throughout entire home.*
- *Upgraded all Bathrooms with Framed Mirrors*
- *Upgraded all Interior Doors to 8 Foot Height throughout entire home.*
- *Added LED Lighting in Family Room, Study, Master Bedroom and one of the Kid's/Guest Bedrooms.*
- *Added beautiful Epoxy Coating to Garage Floor*
- *Added Pre-wiring for six Security Cameras.*
- *Added Security Wired Wall Safe.*
- *Added Glass Break Sensor in Master Bathroom, and Security Sensors for entire home.*
- *Added Spice Racks to Pantry Door and to Linen Closet Door in Master Bath.*
- *Added Pre-plumbing for Water Softener.*
- *Added exterior Soffit Lighting to Exterior Peaks, and Floodlights to exterior backyard*
- *Added prewiring for Exterior Holiday Lights including Interior Light Switch .*
- *Added Gate to Backyard Wrought Iron Fence to access walking trails.*
- *Added five beautiful mature Crape Myrtle Trees to backyard and one to front yard.*
- *Also added a mature Apple Tree, a Lime Tree, Lemon Tree and Pomegranate Tree to backyard.*