

## **List of Upgrades and Updates 1711 Maravilla, Houston, Tx 77055**

### **Builder Features:**

- Eight foot mahogany door
- Insulated patio doors
- Underground drainage
- Cedar Garage door
- Landscape Architect design
- Casement Windows
- Digital programable thermostats
- Low e insulated window
- Tankless/on demand water heater

### **Kitchen Features:**

- Quartz Countertops
- Painted flat panel cabinets
- Bosch 36" gas cooktop with under-cabinet recessed hood
- Thermador Pro-style package
- LED Under Cabinet Lighting

- \*\*Please independently verify school information. \*\*

### **Valley Oaks**

#### **Spring Branch School District**

#### **Landrum Middle (may apply to Spring Branch Middle)**

#### **Memorial HS**

- Foyer and dining lighting fixtures – 10K
- Wood upgrade stairs and game room/hallway – 7K
- Waterfall island stone – 5K
- Extension of patio pavers, overhang, outdoor kitchen, professional landscaping and turf – 35K
- Mosquito System
- Custom window treatments on most windows – 8K
- Garage storage and additions – 5K
- Refrigerator/wash/dryer and 4 mounted tv's and brackets remain
- A/C maintained twice a year, currently February 2024. Filters changed at unit in attic. No need for return air filters

- Succo inspected, maintained, painted and caulking complete per recommendation of inspector.

Construction Specifications:

- 14 Seer HVAC unit
- Alarm Pre Wire Key Pad and All doors
- RG6 and CAT5 Data Cables

\*\*\*Generator and refrigerator in garage are excluded.\*\*\*