

# Feature Sheet

10527 Burnished Bay Ln  
Richmond, TX 77406

## Features:

- Gorgeous 2-Story Perry Home featuring Brick & Stone Elevation. Sought After and Reputable Builder!
- \$92,629 WORTH OF UPGRADES!!

## Builder Upgrades (2021):

- **\$13,815** Extended Patio
- **\$4,245** Five burner gas stove, French door oven, & Dishwasher
- **\$3,583** Bathroom faucets, ect.
- **\$3,500** Added Half Bath
- **\$2,916** Level 5 Carpet
- **\$2,295** Highest level of Carpet padding
- **\$2,370** Kitchen Granite Countertops
- **\$1,800** Gutters
- **\$1,695** Bathroom Countertops
- **\$1,430** Kitchen Cabinet Accessories- Spice rack, tip out trays, drawers, ect.
- **\$1,342** Tile floor Upgrade
- **\$1,100** Stand up shower in downstairs guest bedroom
- **\$995** Kitchen backsplash and tile
- **\$910** Cat6 Wiring
- **\$840** Exterior electric outlets
- **\$795** Kitchen sink upgrade
- **\$785** Under Cabinet Lighting
- **\$700** Surround Sound Wiring for Living & Media Room
- **\$660** Wiring for 8 Security Camera's
- **\$645** Stub for garage sink
- **\$610** Canister lighting in Living Room
- **\$600** Upgraded toilets
- **\$390** Living Room Floor outlet
- **\$340** Glass Breaks
- **\$300** Added interior electric outlets
- **\$195** Security System
- **\$175** Extra Fence Gate

## Post-Builder Upgrades:

- **\$9,551** Retractable screened in porch
- **\$8,000** Water Filtration System
- **\$7,236** 4" Plantation Blinds
- **\$6,000** Landscaping Plants & Rocks
- **\$5,321** Primary Closet Shelving
- **\$2,700** Wall Speakers in Living Room
- **\$1,100** Security Cameras
- **\$715** Outside Fans
- **\$503** Upgraded Kitchen Faucet
- **\$450** Ceiling Fans X3
- **\$250** TV Bracket

## About the Community:

Candela is a master planned Johnson Development community in Richmond. This community offers small town charm meets easy access to conveniences, activities, and jobs in Houston, Sugar Land, and Katy. Candela's amenities focus on fun and adventure including an Amenity center, Pool/Splash Pad, Fitness Center, Future Dog Park, On site Elementary School, and SO MUCH MORE!