

Upgrades List For

2683 Granite River Ln,

Conroe Tx 77385

- **\$90k Pool and spa with sheer decent, bubbler, sun shelf and extra decking sqft**
- **\$24k Outdoor upgrades (including landscaping, modern Cabana/Lean-to, fans, uplighting**
- **\$5k upgraded cabinets, tile in primary, soaking tub in primary)**
- **\$35k misc upgrades (8' doors throughout, - interior and exterior, blinds, select grade tile throughout home, smart heating/cooling, wired for outdoor security cameras, extra storage flooring in attic, dark stained wood wrapping support beams, custom built-ins in living room, modern fireplace concrete wall, kitchen nook built-ins with bench seating, upgraded island quartz)**