

Melanie & Daron Chalk  
429 Christians Court -Montgomery, Texas 77316  
Updates & Upgrades List

### AT FINAL CONTRACT

- 1-Westin quality and energy efficient included standard series features
- 2-Total structural options including true 3 car wide garage, amazing oversized cul de sac-reserve-forested lot premium, builder covered patio option, and all other builder upgrades including design showroom selections-**\$57,603**

### UPGRADES POST CLOSING

- 1- Porch/screening/stamping/concrete work-**\$30,000** + Screenroom lighting- **\$400**



- 2- Garage floor epoxy treatment-**\$3,000**
- 3- Storm doors-(2 doors, cost + install)-**\$3,000**
- 4-Landscaping-trees/shrubs/etc.-**\$2,500** (Spring Gardens Nursery, professionally installed)-apples/peaches/elderberries/blackberries/pecans/grapefruits
- 5-Landscape lighting-**\$1,500** (Lowes: lights, cable, power boxes)
- 6- Security Camera outdoor system- **\$2,000** (cameras + professional install) + Doorbell ring- **\$230**
- 7-Cabinets built in living room-**\$2,100** (shelves, cabinets, paint, stain)
- 8-Extensive Attic decking added-**\$1,200**
- 9-Ceiling fans-**\$550** (4 fans @ \$100/ea. installation of office fan- \$150)
- 10-Under counter lighting in kitchen- **\$200**
- 11-Alarm system purchased and owned-**\$400**- Home Pro Security
- 12- Automatic Garage Door openers: **\$1100** (2 Chamberlain openers + install)
- 13-Blinds: professionally installed- **\$2,200** (15 windows + 1 storm door + install)
- 14-Professional grout cleaning **\$850**

15-Professional fresh sodding of backyard \$3,800

**Seller items that are exclusions**

-Master- Bidet toilet seat

-Downstairs wall mounted TV+ Brackets-**OR NEGOTIABLE TO PURCHASE**



**Seller items that are separately negotiable to purchase**

-Appliances- washer/dryer, fridge



-Pool table upstairs



-Backyard outdoor furniture



-Garage shelving



-Swingset



-2 king beds upstairs



-Elliptical exercise machine



-2 office chairs



-Backyard fence string lighting



-Upstairs bedroom mirror

