

SELLER'S SUMMARY OF UPGRADES & UPDATES*

Property Address: 15131 Turquoise Mist Dr., Cypress TX 77433

Description	Approx Cost
☛ Premium 70' x 128' Lot located in Fairfield, A Master Planned Community	\$25,000.00
☛ Media Room (adds 301 sf) w/Sconce Lighting, and Platform Step Riser w/Step Lighting	\$15,000.00
☛ Media Room: 120" Screen, Projector, and In-Ceiling Speakers. Wired for Surround Sound.	\$12,000.00
☛ Family Room: Gas Log Fireplace w/ electric starter and Chopped Stone Surround	\$ 7,000.00
☛ Family Room and Outdoor Fireplaces: Chunky Wood Beam Fireplace Mantles	\$ 1,000.00
☛ Family Room –Wired for Surround Sound & In-Ceiling Speakers	\$ 1,400.00
☛ Family Room – Custom Build-In Oak Entertainment Center	\$ 4,000.00
☛ Kitchen: Granite Counters, Extended Butler's Pantry, Raised Panel Cabinet Doors w/ 42" Uppers, refrigerator surround, over range bump out cabinet & range hood, crown molding, under cabinet lighting, cabinet hardware.	\$30,000.00
☛ Kitchen: GE Profile S/S Appliances (Wall Oven & Microwave, Dishwasher) and Black 4-Burner Gas Downdraft Cooktop	\$ 7,500.00
☛ Kitchen: Samsung French Door Refrigerator w/water & icemaker.	\$ 2,250.00
☛ Kitchen: Upgraded Touchless Faucet	\$ 500.00
☛ Wood Flooring in main living area (Kitchen, Dining Room, Breakfast Room, Study, Family Room, Game room, Stair Treads, Bedroom 3 upstairs, and Primary Bedroom & Closet	\$35,000.00
☛ Upgraded Carpet in Bedrooms	\$14,800.00
☛ Plantation Shutters	\$ 3,000.00
☛ Recent Interior Paint	\$ 7,500.00
☛ Oil Rubbed Bronze Accessories and Entry Doors Hardware	\$ 1,500.00
☛ In Floor Plug In Family Room, Game room, and Bedroom 3 upstairs (used as office)	\$ 1,125.00
☛ Crown Molding in Entry, Formal Dining Room, and Study	\$ 3,000.00
☛ Dramatic Staircase w/Oak Handrail, Newell Posts, Caps, Riser & Skirt. Metal Spindles	\$ 3,500.00
☛ Decorative Torino-Forged Bronze Light Fixtures	\$ 1,900.00
☛ Moen Brantford Plumbing Fixtures	\$ 1,500.00
☛ ADA Doorways and Accessible Shower Entry & Rounded Should Grab Bars in Primary Suite.	\$ 1,000.00
☛ Lush Mature Landscaping (front and back)	\$ 5,000.00
☛ Upgraded Stone & Brick Elevation w/Brick on 4 sides	\$11,000.00
☛ Extended Covered Rear Patios w/ Exterior Chopped Stone Fireplace	\$14,000.00
☛ Stone Pond/Water Feature in Backyard w/Extended Paver Flatwork	\$ 8,000.00
☛ Garage 3 rd Bay	\$10,000.00
☛ Garage Door Openers & Keypad for Garage Door	\$ 900.00
☛ Up-Lights on front of home	\$ 1,000.00
☛ Gas Stubs on Back Patio and Utility Room	\$ 275.00
☛ Flood Light on Back Patio	\$ 285.00
☛ Exterior Holiday Light Outlet Package	\$ 750.00

Shug Realty Group

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*Upgrades as provided by Sellers and Builder