

# 13344 Bear Creek Dr. In Fosters Ridge

## List of Features & Upgrades Totaling \$69,687

BETTER THAN NEW MODERN BEAUTY! SPACIOUS 2022 BUILT 5 BEDROOM, 3 full bath & 3 car garage showcase w/over \$69K in LUXURIOUS UPGRADES & oversized BACKYARD w/no rear neighbors, in the heart of wonderful DR HORTON FOSTERS RIDGE! Light & bright home w/soaring ceilings & open living spaces! Avant-Garde Quartz Kitchen w/walk-in pantry, abundant 42" cabinetry & countertop space & large island with breakfast bar. S/S appliances include a 5-burner gas range w/a vent to the outside! SPLIT FLOOR PLAN w/2 bedrooms down! The downstairs guest bedroom can be a study. Spacious Game Room & 3 bedrooms up. Large covered patio & 687 sq. ft. extended patio around the back! ENERGY efficient w/HERS rating, tankless water heater & radiant attic barrier. Highly acclaimed Woodlands schools! EZ access to I-45 and all the amenities The Woodlands offers. The family will have YEAR-ROUND FUN at the clubhouse, playground, park, and swimming pool! Refrigerator, washer & dryer stay! A RARE FIND! MAKE YOUR OFFER TODAY, and come home to Fosters Ridge!

## List of Builder Options & Upgrades

|  |                         |
|--|-------------------------|
| ○ Lot premium:   | \$ 7,000                |
| ○ 3 <sup>rd</sup> Car Bay:                                 | \$ 14,500               |
| ○ Garage Door Opener:                                      | \$ 600                  |
| ○ Stair parts Wrought Iron "Per PCO" Style: Horizontal:    | \$ 4,000                |
| ○ Back Door: Add 6' solid door at 3 <sup>rd</sup> Car Bay: | \$ 1,050                |
| ○ Gutters – Full:  | \$ 2,650                |
| ○ Fridge – Whirlpool – Side by Side Stainless:             | \$ 2,400                |
| ○ Blinds – Smooth White:                                   | \$ 1,600                |
| ○ DRH – Transitional Package 3:                            | \$ 8,500                |
|  | <u>          </u>       |
|  | <b>TOTAL: \$ 42,300</b> |

## List of Seller Upgrades after move-in on 09/09/22

- 5 ceiling fans w/light kits in 4 bedrooms & on the Patio
- Install and paint an accent wall in the Living Room wall-to-ceiling height
- Remove existing balusters at the Game Room
- Build a new wall to enclose it.

- Extend ductwork into the area within 10'.
  - Extend the supply or return duct to the Living Room
  - Sheetrock and paint.
  - Install 4 mirrored medicine cabinets, 2 in the Primary Bath and 2 in the Upstairs Bath: \$ 15,977
  - Install a 687 sq. ft. 4" concrete slab around the back of the house to form a patio: \$ 8,440
  - Custom window treatments in the Living Room and the Dining Room: \$ 2,970
- TOTAL: \$ 27,387**

**Total of all Options and Upgrades: \$ 69,687**