

**426 81<sup>st</sup> Street Galveston, TX 77554**

**Upgrade List**

- 1,410 sq ft of covered porches
- 8,905 sq ft under roof
- Concrete pier foundation
- Upgraded Artisan Hardi siding with no trim on corners of home
- Emerald Rain Refresh paint on exterior of home
- Brick bottom on home and stairway
- Composite roof with metal accents
- Gas lanterns on exterior
- High impact windows and doors
- 5ftx10ft pivot white oak front door
- (2) 12ftx10ft sliding glass doors
- 12ft ceiling downstairs, 10ft ceilings upstairs, 26 ft living room ceilings
- Custom built hardwood cabinets throughout home
- Wood flooring throughout the entire home
- Porcelain white countertops in kitchen, bar area, and master bath. White honed quartz in all other baths
- Oversized custom kitchen- 60 in fridge, 48 in range, drawer microwave and dishwasher
- Custom solid wood cabinets built to ceiling
- Cabinets designed so that small appliances can be plugged in and hidden
- Built in coffee bar with water hook up
- Double white oak islands with pendant lighting
- Porcelain backsplash
- Pot filler
- Custom bar area with ice maker and beverage cooler
- Grand entry staircase
- Majestic 42" gas fireplace
- White oak built in cabinets on sides on fireplace
- Level 5 smooth walls with no door casing
- Custom laundry room
- Additional upstairs stackable washer and dryer area
- Custom bunk room

- STUNNING bathrooms designs
- All closets custom built with chest of drawers
- Duxxbak porches
- Wrap around driveway
- Beautiful landscaping
- Concrete bulkhead
- Future elevator and future generator hookups

MOVE IN READY!!