

# 1711 Cottage Landing Ln

## **New Amenities & Upgrades**

New **Roof** – 2023

Security Manned Gated Entry

New Double Pane, Low-E, Vinyl **Windows** Throughout Entire Home

3 New **HVAC** Systems Inside & Outside, Including New Ducts, Vents, & Plenums, Hi-end UV Filters, including Warranties. New Attic **Insulation** Throughout

Whole House Advanced **Water** Softener/ Purifier, Filtration System, & Under Sink Reverse Osmosis Water Filter from Houston Water Solutions

Substantial **Pool** Upgrades including New Plaster, Coping, Filters, Pumps, New Gas Pool/ Spa Heater, & Tiles.

New **Flooring and Paint** Throughout Entire Home

Updated **Bathrooms** with new Sinks, Toilets, Shower, Fixtures, Countertops, and Tile

Updated **Kitchen** with New Countertops, Appliances, New GE Double Wall Oven, New Kitchenaid 5-Burner Gas Cooktop, New Under Counter Reverse Osmosis Water Dispenser, New Oversized LG 3 D-Door Refrigerator/Freezer (ice/water in door) - **included**

New **Lighting** Throughout with new bulbs and Fixtures

New **Countertops** Throughout

New **Sprinkler System**

New **Underground Electrical** Connection from House to Transformer Pylon

Professional **Landscaping/Rock Work** Front & Back, 60K all New, dog yard,

3 New Wooden Barrier **Fences** to conceal all utilities/pool equipment

New **Fireplace** Flashing, Brick & Mortar Sealant to Entire Exterior Fireplace

**Window Treatments** on all windows, including Specialty Privacy **Glasswork**

New Epoxy Paint on **Garage Floor, 3-Car Garage**

Outside Solar LED **Landscape Lighting** Front and Back is **included**