

# FEATURES, UPGRADES, IMPROVEMENTS

31207 Birch Mills Dr., Hockley

Home built in 2020 by Chesmar Homes 2,760sq ft

- 6'8" Mahogany Front door with glass.
- Wrought iron balusters with stained handrails.
- Whirlpool /Jetted tub in primary bedroom with tile backsplash.
- Tile to ceiling (wall title) in full bathrooms.
- Extended Primary bedroom
- Double sink in primary bathroom.
- Medicine cabinet in primary bedroom
- Upgraded kitchen counter tops.
- Upgraded kitchen cabinets.
- Kitchen Island with granite counter tops and Pendant lights.
- Kitchen cabinets with underneath lights.
- Kitchen cabinets hardware.
- Kitchen backsplash.
- 4 side brick -all brick in the back - on 1<sup>st</sup> floor.
- Gas line to rear patio.
- Weatherproof exterior electrical outlets.
- Exterior Faucet added in the patio
- Brick flooring on back yard.
- Large extended covered patio.
- Ceiling fan in the back porch.

- Full guttered.
  - Sprinkler system.
  - Large extended front porch.
  - Stone at the front porch.
  - Sparkling heater with lights POOL/SPA - remote control included.
  - Synthetic grass by the pool side and part of sides of the house.
  - Remote controlled Shades on the top of family room - remote control included.
  - Built to the Environmental for Living Diamond and Certified Green Standards.
  - Pre-wired for cable television with outlets in family room, game room, study and bedrooms.
  - Pre-wired data lines in kitchen, game room, study and bedrooms.
  - Programmed lights (Entrance, kitchen, stairs, patio).
  - Ring cameras (porch, backyard and garage).
  - Ring doorbell.
- 2" Faux-wood cordless blinds.
- Environmental For Living Heating and Cooling.
  - High Efficiency 16 SEER HVAC System.
  - Double-pane LoE3 insulated vinyl windows.
  - Honeywell programmable thermostat.
  - High Efficiency gas water heater.
  - Builders Warranty.