

Statement from the Sellers: List of Updated Items

Regarding Property: 1823 Silver Brook Ln. Katy, TX 77494

Fully Remodeled as of June/2021

Floors:

- 1st Level - Black Slate Tile and sealed dark stained grout throughout lower level.
- 2nd Level - Ultra Plush Carpet with extra thick padding in game room and upstairs bedrooms.

Kitchen:

- Custom built cabinets and built in range hood with flute. Dual toned with white and wood-stained finishes.
- Durable Quartz countertops. Light grey with unique white veining. High-end and one of a kind.
- Matte black pulls and knobs on all cabinets.
- Matte black kitchen sink faucet.
- Wide farmhouse apron style kitchen sink.

Primary Bedroom and En-Suite Bathroom:

- Same Black Slate Tile throughout bedroom and bathroom.
- White barn style double doors leading into the primary bathroom.
- All new custom-built cabinets painted white. Marble countertops and matte black hardware.
- Large, jetted bathtub with a wood-look tile and black/white hexagon penny tile surround.
- Separate shower with frameless glass and dual shower heads.
- Replaced toilet

Half Bath:

- Replaced toilet and vanity with matte black faucet.

Other:

Full Paint since 2020 with Egg Shell Finish. SW: Alpaca Grey on Walls in Main Areas, Incredible White Bedrooms/Bathrooms, Accents of Pewter Grey, and Tricorn Black Banisters.

HVAC: Replaced in 2021 with new AC Unit and Furnace Systems as well as new insulation.

Water Heater: Replaced in 2020.

Roof: Original to the house. It was assessed upon purchase and said to be in good condition. As of today, still haven't had any issues.

Tips/Suggestions in taking care of the surfaces.

- Slate flooring. Vacuum and steam cleaner mop. Add some essential oils.
- Quartz countertops. Very durable from scratches and stains. All purpose kitchen cleaners work fine.
- Marble countertops. Use a marble safe cleaner.