

5757 LAKESIDE VILLAS CT.
CONROE, TX 77304
UPGRADE LIST

- Prewired for surround sound throughout the home as well as security system.
- Extended primary bedroom with upgraded pocket door
- Primary shower - upgraded tile and river rock stone floor with additional shower seat
- Undermount upgraded vanity sinks
- Vanity in primary ensuite
- Additional Closet in the Utility Room
- Upgraded GE Refrigerator
- Kitchen apron stainless steel farmhouse sink
- Stone on one side of kitchen island
- Granite counter tops in kitchen
- Cabinets
 - All are upgraded cabinetry
 - Kitchen – pull out 2 trash can slide drawer near sink
 - All lower kitchen cabinets have slide out panels.
 - Wine rack above butler's pantry
 - Mud bench at back door
 - Upper cabinets added in the Utility Room
 - Light rail molding with undercabinet LED lighting
 - Upgraded Vent Hood Cabinet
 - Primary water closet– upgraded linen closet
 - Primary water closet – added medicine cabinet
 - Primary bath – 2 separate sinks with a medicine chest built in the wall
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- LED lighting
- Gutters (cleared annually by the HOA dues)
- Yard maintenance (paid by HOA dues)
- Shutters on windows
- Speak Easy with clavos door upgraded with mahogany and antique finishes
- Luxury vinyl planking flooring
- Decorative garage hardware
- Upgraded interior hardware on doors and cabinets
- ½ light patio door from primary bedroom with built in blinds
- Upgraded to 52" ceiling fans
- Front porch brick pavers
- Beveled primary bathroom mirrors
- Upgraded shower head and added Rain Can in the primary shower
- Tankless Water Heater
- Additional gas stub out on patio for gas barbeque pit, outdoor kitchen or heater
- Impression Plus water softener/conditioner

- Upgraded subway tile in the kitchen
- Wood blinds throughout the home
- Roll out shelves in primary vanity
- Upgraded lighting in dining room for paintings (LED eyeball adjustable light)
- Black 5' ornamental fencing with gate
- Upgraded landscaping (crepe myrtles and magnolia tree in back yard)
- Screened enclosed patio
- Upgraded coating on patio floor
- Guest Bathroom upgraded to Jack and Jill style from the 3rd bedroom/study area
- Barn doors added on 3rd bedroom/study area
- Extra shelves in 2nd bedroom closet
- Brand new Trane A/C high efficiency outside unit installed 2024
- Whole Home Generator installed
- Extra spray foam insulation in attic
- High efficiency AC unit upstairs in attic
- Sprinkler System
- Sellers have “A Perm O Green Yard” service to keep healthy yard.