

AIDA YOUNIS TEAM

Over \$2 BILLION sold since 1982!

25031 Karacabey Court, Spring, Texas 7738

(SHADOW CREEK SOUTH)

Recent Upgrades & Updates

TOTAL UPGRADES: \$396,410

- Flooring - **\$110,000** – upgraded polished porcelain and marble flooring throughout
- Upgraded marble, granite, or quartz countertops throughout - **\$13,000**
- Interior Lighting - **\$25,000**
 - o Recessed LED lights throughout
 - o Two 9 ft crystal chandeliers in entrance hall
 - o Crystal chandeliers in living, formal dining, breakfast, kitchen (pendants), master bath, upstairs bedroom 3
 - o Master bedside drop lights
 - o Master closet spotlights and chandelier
 - o Upstairs bedroom 5 chandelier
 - o Under cabinet lighting
- Exterior Lighting - **\$3,000**
- Master Bath - **\$31,000**
 - o Super master suite with glass enclosed shower
 - o Rainfall shower heads
 - o Upgraded mirrors to ceiling
 - o Upgraded MOEN open spillway plumbing fixtures
 - o Marble countertops and tub deck
 - o Jetted jacuzzi tub
 - o Crystal cabinet hardware
- Built-in custom master closet - **\$15,000**
- Custom built-in study, shelves with integrated LED lighting, and wood slat accents - **\$10,000**
- Floating shelves in living room, with integrated lighting and black marble chimney - **\$5,000**
- Custom painted brick elevation with upgraded stone accents - **\$24,500**
- Custom wrought iron gate with gold detailing - **\$4,700**
- Concrete water fountain in courtyard - **\$3,000**
- Sliding doors to courtyard - **\$6,500**
- Custom open terrace - **\$12,000**
 - o Deck tiles - **\$2,500**
 - o Sliding doors - **\$3,75**
- Indoor-outdoor living in back patio
 - o Custom collapsible large sliders - **\$9,450**
 - o Outdoor kitchen including Napoleon 500 series gas grill, sink, side burners, leathered granite countertop - **\$22,000**
 - o Extended back patio with sliders - **\$11,000**
- Custom dual layer curtains (sheer and blackout) - **\$25,000**
- Designer (Harald Gloockler) wallpaper and 3D paneling - **\$6,600**
- Gourmet Kitchen
 - o GE Café Appliances including 36" cooktop, platinum glass built-in microwave, 30" smart built-in oven, SS dishwasher, French door counter-depth refrigerator - **\$12,000**
 - o Upgraded Blanco SS apron-front sink - **\$2,000**
 - o Upgraded white quartz countertops and upgraded cabinetry

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- o Soft close drawers - **\$1,110**
- Built-in family room music system - **\$5,000**
 - o Klipsch 5.1 ceiling speaker system and subwoofer
 - o Denon receiver
 - o Pre-wire for back patio speakers and lines to yard (for landscape speakers)
- Upgraded cabinetry throughout - **\$4,500**
- Upgraded wall tiles (backsplashes, showers) - **\$6,500**
- Samsung washer and dryer - **\$1,300**
- Other Interior upgrades - **\$6,000**
 - o Mud set showers with glass enclosures
 - o Upgraded MOEN plumbing fixtures
 - o Upgraded Kwikset door hardware
- Landscaping - **\$15,000**
 - o Including large Crape Myrtles, Junipers, Maple Trees, and Desert Museum Palo Verde