



UPGRADE LIST

Address: 2702 FAIRWAY DRIVE, SUGAR LAND TX / SUGAR CREEK COMMUNITY

FULLY RENOVATED CUSTOM HOME FEATURES 4 BEDROOM/5 BATHROOM HOME LOCATED WITH VIEWS OF SUGAR CREEK GOLF COURSE	1976/2024 RENOVATED	4141 SQ FT / APPR DIST
<u>FEATURES/UPGRADES</u>	<u>YEAR</u>	<u>NOTES</u>
HVAC SYSTEM INSTALLED INCLUDING DUCTWORK	2024	
GAF 30 YEAR ROOF	2024	
EXTERIOR / INTERIOR PAINT THROUGHOUT	2024	
DOUBLE FRONT DOOR AND SIDE LITE WINDOWS	2024	
HOTWATER HEATER	2019	
BLOWN INSULATION	2024	
SHEETROCK, TEXTURE AND PAINT	2024	
NEW ELECTRICAL PANELS AND BREAKERS OUTLETS AND LIGHT SWITCHES	2024	
RAISED PANEL INTERIOR DOORS	2024	
5 ¼" BASEBOARDS ADDED	2024	
WROUGHT IRON FENCE PAINTED, REPAIRED	2024	
FENCE FOR TRASH CAN AREA ADDED	2024	
EXTERIOR GUTTERS ADDED	2024	
CONCRETE STONE PATIO ADDED AND SOD	2024	
WATERPROOF LUXURY VINYL PLANK FLOORING - AMBER OAK	2024	LIMITED WARRANTY
STAINMASTER PET PROTECT CARPET	2024	
LARGE CERAMIC TILE IN BATHROOMS, KITCHEN AND ENTRY FOYER	2024	

STAINLESS STEEL APPLIANCES: MAYTAG DISHWASHER, SIDE BY SIDE REFRIGERATOR, 5 BURNER INDUCTION RANGE WITH CONVECTION AIR FRYER / OVEN, ZEPHYR DOWN DRAFT VENTHOOD	2024	DISHWASHER – 10YR WARRANTY
KITCHEN CABINETS INSTALLED WITH BAR AREA FEATURING WINE SHELVING AND BEVERAGE REFRIGERATOR	2024	
QUARTZ COUNTERTOPS – KITCHEN AND BATHROOMS	2024	
SHOWERS REPLACED WITH SEAMLESS SHOWER ENCLOSURES, TILE WALLS, FAUCETS, SHOWER HEADS	2024	
PORCELAIN TILE FLOORING IN BATHROOMS	2024	
PRIMARY SUITE FEATURES FREESTANDING SOAKING TUB, SEAMLESS SHOWER WITH RAINHEAD AND ADJUST ARM SPRAYER, VANITY, TOILET, DESIGNER MIRROR, TWO CLOSET, PACKING ISLAND	2024	
WOOD BEAM WITH NEW LIGHTING IN FAMILY ROOM, GAS LOG FIREPLACE WITH NEW TILE WALL FLOOR TO CEILING	2024	
NEW LIGHTING THROUGHOUT	2024	
LAUNDRY ROOM WITH BUILT IN CABINETS	2024	
FULL BATHROOM OFF OF BACK YARD WITH VANITY, LIGHTING, MIRROR, WALK IN SHOWER, TILE FLOORING	2024	
SECONDARY BATHROOMS FEATURE DESIGNER MIRRORS, NEW TOILETS, LARGE PORCELAIN TILES, VANITY, PLUMBING & LIGHTING FIXTURES	2024	
ALL BEDROOMS ARE PRE-WIRED FOR CEILING FANS		
KITCHEN IS PRE-WIRED FOR HANGING FIXTURE ABOVE THE ISLAND		
<u>NOTES</u>		
SUGAR CREEK HOA		
SURVEY & T-47 AVAILABLE		
Neighborhood Amenities:		
Park & Pool Location: 732 Merrick Dr		
Little Library located at the front of the park		
Alarm Monitoring		

More info at: https://www.sugarcreekhomes.org/amenities		