

***Seller's List of Upgrades & Special Features
22 Grants Lake Circle, Sugar Land, TX 77479***

- ***3 Ton Trane AC - 2013***
- ***4 Ton Trane AC - 2013***
- ***Roof Replaced - 2017***
- ***Courtyard Gate Video & Mobile unlock - 2018***
- ***Amana Heaters (2) - 2018***
- ***Kitchen Cabinets - 2018***
- ***Samsung Double Ovens (SMART with mobile access) - 2018***
- ***KitchenAid Stovetop - 2018***
- ***KitchenAid Microwave - 2018***
- ***KitchenAid Disposal - 2018***
- ***Garage Opener (SMART) - 2018***
- ***Garage Door Insulation - 2018***
- ***Wood Flooring in Living Room & Dining Room - 2019***
- ***Carpet on Stairs & in Bedrooms - 2019***
- ***Primary Bathroom Tub & Tile - 2020***
- ***Canopy Installed with Electrical Plugs - 2020***
- ***Roll Up Shades - Breakfast & Dining Room - 2020***
- ***NEST Thermostats - 2021***
- ***UV Lights and New Vents - 2021***
- ***Wood Floor, New Door & Crown Molding in Study - 2021***
- ***Porcelain Flooring living room/kitchen Feb 2024***
- ***Powder Bathroom tile Feb 2024***
- ***Pool motor Aug 2023***
- ***Front brick wall Oct 2023***
- ***Light fixtures dining, bathroom***
- ***New dual AC Drain line***
- ***New paint Feb 2024***
- ***Rain water harvesting system Mar 2024***
- ***New drain pan Aug 2023***

- ***Pool Lift - 2022***
- ***EXCELLENT LOCATION! - close to shopping, fine dining, easy access to Hwy 59/69, Hwy 90, Beltway 8, Hwy 6***
- ***Low Tax Rate - 2.07%***
- ***Zoned to Excellent Fort Bend ISD Schools***
- ***Clements High School***
- ***First Colony Middle School***
- ***Colony Bend Elementary School***



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