

Property Highlights & Upgrades: 1145 Lake House Dr.

Property Overview:

- Year built: 2022
- 3,797sqft per owner's appraisal/ 3,924sqft per appraisal district
- 5 bed | 4.5 bath | study | game room | media room w/ snack bar and beverage fridge
- NO rear neighbor – PREMIUM reserve lot!
- Upgrades throughout

Property Highlights:

Over \$100,000K in after-market upgrades, NOT including builder upgrades!

Interior

- Whole house Puragain water filtration system with reverse osmosis (\$4,000+)
 - Mineral adder at the kitchen sink
- Upgraded lighting throughout (\$10,000+)!
- Carpet removed and tile added to office, dining room, and main living areas
- Carpet removed from stairs and replaced with wood
- Plantation shutters, window coverings, and custom curtains/drapes added throughout (\$15,000+)
- Kitchen upgrades
 - Custom vent hood
 - New pendant lights
 - Trim work added to island and island painted
 - Handles added to all drawers and cabinetry
- Living area upgrades
 - Custom fireplace & mantel
 - Outlet added to fireplace for mounted tv/ holiday lights
 - Built ins added to nook
- Office upgrades (\$12,000+)
 - Built ins and desk added
 - Carpet removed and replaced with tile laid herringbone style
 - Upgraded fan
- Media room upgrades (\$15,000+)
 - Surround sound built in speakers added
 - Custom snack bar w/ beverage fridge (
 - Recessed lights installed
 - Barn door added and frame reworked
 - Painted
- Primary bedroom upgrades
 - Recessed lights installed
 - Upgraded fan

Exterior (\$25K + just in exterior upgrades and landscaping)

- Whole house gutters
 - Pipes added to drain gutter run off underground
- Upgraded landscaping
 - Trees, shrubs, black star rock, pavers, etc. added
- Storage shed
- Epoxy garage floor
- Ceiling storage added to garage

Non-Realty Items: will convey with property (if desired) with full price offer

- Fridge – 2 years old
 - Front face /color scheme can be changed

Exclusions:

- TV's and TV mounts throughout
 - TV & mount in media room = negotiable
- Speaker equipment in media room not built in (Denon) = negotiable
 - 2 subs and receiver
- Gym equipment and flooring = negotiable

*NOTICE to BUYER: This form has been completed solely by the home occupant/seller. Realty ONE Group Iconic, its management, and associates have no knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. *

Seller _____

Kari Rhines
dotloop verified
12/06/24 8:28 AM CST
CKAS-BRIG-PECY-UBEQ

Buyer _____

Seller _____

Buyer _____