



## 907 Kip - Upgrade Sheet

**Kipling Oaks | 4 Beds | 2 Baths | 0.49 Acres**

Welcome to this beautifully updated one-story home nestled in the desirable Kipling Oaks community. Thoughtfully renovated and ready for move-in, this home offers a perfect mix of modern upgrades and timeless charm.

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- **Interior Upgrades:**

- **Brand-New Flooring** throughout — *no carpet*
  - **Updated Lighting Fixtures** - modern and energy-efficient
  - **Island Kitchen** with:
    - Soft-close drawers
    - Stainless steel appliances
    - Generous storage and workspace
  - **Cozy Wood-Burning Fireplace**
  - **Energy-Efficient Low-E Windows**
  - **PEX Plumbing System** - added reliability and peace of mind
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- **Exterior & Lot Features:**

- **Oversized Backyard (0.49 acres)** - ideal for entertaining, future pool, or garden
  - Mature trees and plenty of space to create your dream outdoor oasis
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- **Community & Value:**

- **Low Tax Rate**
- **Minimal HOA**
- Excellent location with quick access to major roads, shopping, and dining