



Hattie Mourton &lt;hattie@blairrg.com&gt;

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## From Seller

1 message

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**Hattie Mourton** <hattie@blairrg.com>  
To: Hattie Mourton <hattie@blairrg.com>

Thu, Aug 14, 2025 at 7:26 PM

11439 Bush Clover Drive Information and applicable information, Survey, Perry Information etc.

### Size & Lot

- **Home Size:** 2,410 sq. ft., right in line with recently sold and actively listed homes in the area.
- **Lot Size:** 10,023 sq. ft.—the largest in the neighborhood, with no rear neighbors. Similar lot premiums here range from \$40,000 to \$60,000.

### Active Comparable – Cost to Build New

- **Perry Homes 2410W Plan:** Currently listed between \$479,900 and \$589,900 in Cypress for the base plan. These comps do not include our lot size or upgrades.
- Per Perry Homes, a similarly equipped home today—including our lot size, electrical upgrades, garage enhancements, and extended patio—would cost approximately \$589,000 to build.

### Additional Value Points

- **Year Built:** 2023—modern features, minimal maintenance, and still covered under builder warranty.
- **Upgrades Include:**
  - Extended covered outdoor living space
  - Ceiling fans in all bedrooms + outdoor patio
  - Professional recessed lighting in bathrooms and bedrooms
  - Under-cabinet kitchen lighting
  - Electric hookup for outside generator
  - Upgraded kitchen and bathroom cabinetry
  - All appliances included (\$6,600 value)
  - Builder warranty coverage
  - Oversized 10,000+ sq. ft. lot

### Finished Garage

- Builder-installed epoxy flooring (under warranty)
- Garage cabinets and slatwall storage system

### Plans Included

- Pool plans and rear office plans completed
- \$10,000 credit to buyer if they use Xtreme Pools for a pool constructed on the 11439 site.