

## List of Features per Seller

3602 Corondo Court, West University, TX 77005

- New Cedar & Metal Roof Awning over Living room windows and black shutters
- New Black iron and glass front door
- Recent AC & Heat replacement
- Window replacement by previous owner
- Gas Fireplace
- All new 5" Oak Plank Flooring throughout first and second floor stairs, hallway, game room and Master
- All new carpet in 3 extra bedrooms up
- Hand selected Carrera marble countertops in Kitchen, Master and Baths
- Hand selected Calcutta marble countertops in Baths and Utility Room
- Garage has built-in storage and mud sink
- New plumbing fixtures throughout
- New lighting fixtures throughout
- New wrought iron handrails on stair and in breakfast room
- All new appliances including stainless Sub Zero Frig & Freezer and Wolf 6 burner Chefs Range and Vent Hood
- New stainless dishwasher
- New extra deep stainless Farm sink in kitchen
- Room for 22'X10' pool in yard without removal of Large Tree per Pool Contractor
- Oversized all marble and stone Master Shower with Frameless Glass Enclosure
- Double vanity and large under-cabinet in generous all marble and stone Master Bath
- Kohler Free standing soaking tub
- 3232 Square Feet on a 6000 Square Foot Corner Lot on Dead-End Street
- Upstairs Game Room can be enclosed for use as a Media Room or 5<sup>th</sup> Bedroom
- All Bedrooms large enough for a Queen sized bed have a bath and hall bath up services the 4<sup>th</sup> bedroom and the game room
- Fully fenced yard with large open deck
- Side street has stop signs at nearly every intersection making it less desirable for traffic flow