

PROPERTY FEATURE SHEET

{1730 HODGE LAKE LANE, SUGAR LAND 77478}

ENERGY EFFICIENCY

- 2 New Gas Hot Water Heaters
- NEW Duct Work
- NEW R30 Insulation
- Roof – 5 years old
- NEW Gutters (including garage)
- NEW 2 Exterior Doors with Built-in Blinds
- NEW Front Double Door – Mahogany Wood

INTERIOR UPDATES

- NEW Flooring (except office, family & dining)
- Timberland Hardwood in Family, Office & Dining
- NEW Carpet Upstairs
- NEW Ceiling Fans
- NEW Rocker Switches
- NEW Flush Mount Lighting
- NEW Electrical Plugs
- NEW HVAC Registers
- NEW Return Air Registers
- NEW GFCI Plugs
- NEW Smoke Detectors

ADDITIONAL INTERIOR

- Brick Gas Log Fireplace
- NEW Countertop, Sink, Faucet & Cabinet Hardware in Laundry Room

KITCHEN & BATHROOM

- Kitchen Countertops – Quartzite
- Bathroom Countertops – Quartz
- Island, Wet Bar, Powder – Granite
- NEW Cabinet Hardware
- NEW Appliances
- NEW Faucets Throughout
- Wet Bar: NEW Countertop, Backsplash, Faucet & Sink
- Primary Bath:
- NEW Custom-Built Shower with Frameless Glass
- NEW Tub
- Double Vanity with Separate Sinks
- NEW Bathroom Mirrors in All Baths
- NEW Toilets in Primary & Ensuite
- Built-in Hamper in Primary & Secondary Baths

EXTERIOR & LANDSCAPING

- NEW Fencing
- Sprinkler System
- Landscaping Upgrades
- Tinted Windows
- NEW Blinds
- Window Trim Painted on Exterior

SYSTEMS

- Central Vac System

