

# FEATURES LIST FOR:

## 915 Clarendon Falls Drive, Sugar Land, TX 77479

- New Exterior/Interior Paint
- EV Charger Ready (60 amp)
- Transfer switch for external generator
- Recessed Lighting
- Granite and Marble Countertops Throughout house
- WYZE Alarm, Keypad, first floor access points and HUB installed
- Energy Efficient Double Hung Windows on Main house
- 2 Extra Large secondary Bedrooms
- New Roof (2020) Lifetime Warranty fully transferrable (including labor)
- Custom Cabinets in Kitchen, Dining Room and Powder Bathroom
- Cherry Cabinets in Master Bathroom
- Kitchen Upgrades:
  - 42 inch upper cabinets (14 inches deep)
  - Lots of drawer space with built in organizers
  - Trash/Recycle Pullout in Island
  - 2 Dishwashers
  - 36 inch PRO Gas stove (all six 18,000 BTU burners) (THERMADOR)
  - 2 Induction burners stove (WOLF)
  - 22" Master piece STEAM and convection oven (THERMADOR)  
Model:MES301HS
  - 30" Masterpiece Double Oven (THERMADOR)  
Model:MED302JP
  - Kitchen Mixer lift enclosed in island cabinet
  - Floor to Ceiling Spice Cabinets
  - Hot and Cold Water Dispenser on Sink
- Climate Controlled Sunroom with TV and extra lighting
- 220 Line in Sunroom (ready for jacuzzi)
- Top down bottom up shades
- Soap dispensers on all sinks
- Hickory hardwood Engineered floors downstairs/stairs
- Electric installed in Master Bathroom (Bidet Ready)
- Extra large closets with ELFA shelving installed
- 2 TRANE XLi20 2 stage AC units with dehumidifier function, UV light air sanitizer and upgraded digital thermostats TRANE ComfortLink II XL1050 (can be controlled on phone away from home through TRANE home app)
- R8 Flex ductwork upstairs replaced with lifetime guarantee as well as 8inch cap blown insulation done when AC units were upgraded
- New garage door opener