

## Premium Home Features & Upgrades

1046 Bending Trail Drive • Tomball, TX 77375

### Interior

- Luxury vinyl plank flooring throughout (tile bathrooms)
- Coordinated upgraded hardware package: black faucets, cabinet pulls & door hardware
- Window blinds/curtains in all rooms

### Garage & Utilities

- Insulated garage ceiling + insulated remote-controlled door
- 3-stage SpringWell whole-home water filtration (approx. 1M gallon capacity)
- Generator transfer switch + natural-gas-ready backup

### Outdoor Living

- 26'×14' covered patio with 3 modern fans
- 10'×10' pergola with adjustable louvers
- Natural gas outlet for grill + natural-gas fire table
- Full sprinkler system (lawn + flower pots) & rain gutters
- Automated hose holder + mature landscaping incl. palm, fig, desert willow, evergreens & olive trees

### Kitchen

- Samsung 5-burner gas range w/ convection + air fryer
- Samsung refrigerator (ice/crushed ice) + Bosch dishwasher + GE vented microwave
- Granite counters, LED island lighting, under-cabinet lighting & pantry lighting
- Oversized stainless sink + modern black faucet

### Smart Home & Electrical

- 7-camera security system + living-room monitor
- Pre-wired LAN/cable in major rooms + smart switches
- Smart AC controller + recessed lighting in all bedrooms
- UV-C LED modern fans (select rooms)
- Water-leak detection w/ automatic shutoff

### Main & Guest Baths

- Main: Expanded Walk-in glass shower, Rainfall shower head, upgraded black hardware, expanded walk-in closet
- Guest: upgraded black hardware, upper storage cabinet

### Bedrooms & Storage

- Modern fans & recessed lighting; west bedroom includes chandelier

