

## Upgrade List & Additional Information

### **4423 Parkwater Cove CT Sugar Land TX 77479**

Elegantly designed 4-bedroom, 3.5-bath, 3 car garage home located in the heart of Riverstone, zoned to excellent schools and surrounded by resort-style amenities. This light-filled home offers soaring ceilings, graceful architectural details, and a seamless open layout ideal for everyday living and entertaining. The first floor shows a private home office, formal dining, and a stunning two-story living area with a floor-to-ceiling stone fireplace. The chef's kitchen features new countertops, stainless steel appliances, custom backsplash, and an oversized island. The primary suite provides a peaceful retreat, updated bath and two custom walk-in closets. Upstairs includes a spacious game room, media area, and three generous sized bedrooms. The covered patio creates the perfect setting for relaxation

### **All updates between 2022-2024**

**Combination PVC/PEX** a type of piping material commonly used in plumbing systems. It's known for its flexibility, durability, and resistance to corrosion.

Flexibility: PEX is flexible, allowing for easier installation, especially in tight spaces.

Durability: It is resistant to corrosion and scale buildup, contributing to a longer lifespan.

Freeze Resistance: PEX can expand and contract without breaking, making it resistant to damage from freezing and thawing.

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**The HVAC system** being used downstairs is a Carrier 4 ton system – 2023

**The HVAC system** being used upstairs is a Carrier 3 ton system - 2024 model

Year

**Water Heater** is a Gas Fired, Brand is a 2022 Rheem Water Heater Company, is a 50 US Gallon capacity

**Gas oven and cook top** is an NXR brand. **Microwave** is a GE brand. **Dishwasher** updated

**15 windows** were replaced 2022

**New main breaker panel** 2022

**Roof** 2022