

## **Home upgrades**

1. Heated pool and spa with pool decking
2. Custom back porch sitting area
  - a. Redwood Pergola
  - b. electric fireplace and hearth
  - c. cedar lined roof
3. Custom backyard grilling station
  - a. Brazilian grill with rotisserie
4. Ring flood cam
5. Ring doorbell
6. Front yard sprinkler system
7. Side yard French drain
8. Generator interlock kit/switch and plug installed in garage
9. Hardwood floors – living, study, & dining room
10. Laundry room sink
11. Custom master closet system
12. Walk in second level attic storage room
13. Media room
14. MyQ smart garage door opener

## **Recent home repairs**

1. New roof October 2025
2. New pool pump 2024
3. New fence 2024
4. New AC unit (downstairs) 2022
5. New water heater 2021

## **Home updates**

1. November 2025 – New carpet
2. May 2025 - New interior paint throughout – Sherwin Williams “Snowbound”
3. Kitchen - 2020
  - a. White cabinets
  - b. White subway tile backsplash
  - c. Range hood and shelf
  - d. Island woodwork

## **Highlights**

4. Two story living room
5. Private study
6. Crown molding
7. Hardwood floors
8. Extra-large kitchen island
9. Game room
10. Covered front and back patios
11. Primary suite
12. Spacious foyer
13. Open floor plan
14. Granite countertops
15. Stainless steel appliances
16. Primary bedroom down
17. Media room
18. Award winning schools
19. Ridge point high school zoning
20. Fort Bend ISD schools
21. Club Sienna amenities
22. Formal dining
23. 3 car garage (tandem)
24. 4 bedrooms
25. 3.5 baths
26. Two kitchen pantries
27. Double staircase
28. Gas Log Fireplace
29. Walking distance to Scanlan Oaks elementary school
30. LP Tech Shield Radiant Barrier