
 3-4 beds

 2.5 bathrooms

 2,055 sqft

 **15627 Upper Lochton Dr**
HOUSTON TX, 77346

PROPERTY FEATURES & UPGRADES

STRUCTURAL UPGRADES

- Study w/ Powder Room and Linen ilo Bedroom & Storage – **\$4,750.00**
 - Extended outdoor living (patio) – **\$4,000.00**
 - Master bay window extension – **\$2,500.00**
 - Master separate shower with freestanding tub upgrade – **\$3,000**
 - Cream mortar with gray as standard – **\$1,940.00**
 - Black window frames – **\$1,700.00**
- Total Cost: \$17,890.00**

DESIGN UPGRADES

- Floor Plug – Brass Trim EA (Family Room) – **\$290.00**
 - Gas line stub out (patio) – **\$550.00**
 - Pre-wire 2 speakers w/volume control (either side of fan in family room) – **\$190.00**
 - Pendant lights pre-wire (kitchen) – **\$300.00**
****pendent lights are now installed**
 - Utility room upper cabinets – **\$500.00**
 - Sprinkler – Full Yard (6 Zones) w/Plug EA – **\$2,175.00**
 - Kitchen Cabinets-Painted finish upgrade – **\$2,050.00**
 - 4 PC GE Stainless Steel Package (oven, cooktop, microwave, dishwasher) **\$1,450.00**
- Total Cost: \$7,505.00**

BLINDS/SHADES

- 5" Faux wood blinds/flat valance/cord lift and cord tilt, extra length in cords due to height (Guest Bedroom x 2)
 - Faux wood blinds/flat valance/cord lift and cord tilt (Dining Room door)
 - 5" blinds/flat valance/extra length in cords due to height (Living Room)
 - Poly shutters/hidden tilt/white hinges/split tilt (Master bath)
 - Faux wood blinds/flat valance and cords/extra length in cords (Study)
 - Master bedroom blackout shades, valance and chains
- Total Cost: \$3,840.67**

BUILT-IN BOOKCASES

- Office built-in – **\$5,629.00**
 - Living room built-in – **\$4,800.00**
- Total Cost: \$10,429.00**

OUTDOOR LIGHTS

1. Accent Flood lights
 - 2 in the front and 2 in the back – **\$900.00**
 2. Core Soffit lights
 - Back – **\$1,060.00**
 3. 300-Watt Transformer/Timer – **\$235.00**
- Total Cost: \$2195.00**

SECURITY CAMERAS

- **Ring Cameras**
 1. Wired Doorbell Pro/Video Doorbell Pro 2 (Front door) – **\$229.00**
 2. Wired spotlight cameras (front and back) – **\$314.99**
 3. Wired camera (garage) – 3rd generation stick up camera – **\$79.99**
- Total Cost: \$623.98**

GRAND TOTAL UPGRADE COSTS:
\$42,483.65

SMART HOME TECHNOLOGY

- Kwikset® Smart lock touchscreen deadbolt with Halo
- Liftmaster® ½ HP WiFi garage door opener with smartphone control
- eero® (whole home) WiFi router
- Honeywell® T10 Pro Smart thermostat
- 6 Dual USB/110V combination outlets throughout home

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