

Property Upgrade/Feature Sheet

17910 McClary Cardinal Dr. – Conroe, Texas 77302

This home has been thoughtfully enhanced with over \$70k in custom upgrades that add both style and functionality:

- **4" White Plantation Shutters** installed throughout the home on all windows
- **Custom Built-In Home Office** featuring a desk with matching granite countertop and windowsill
- **Decorative Wood Ceiling Beams** in entry hallway adding architectural character
- **Custom Pull-Out Drawer System** in the kitchen for enhanced storage and organization
- **Custom Built-In Spice Rack in the Pantry** for convenient organization
- **Automatic Pantry Light Activated by Door Switch** for hands-free lighting/ custom spice rack
- **Custom Built-In Cabinetry in the Laundry Room**
- **Custom Built-In Cabinet in the Primary Bathroom Water Closet**
- **Built-In Mini Wine & Beverage Refrigerator** in the kitchen
- **Dedicated Media Room with Surround Sound System**, including Denon stereo receiver and Sonos speakers with 100-inch TV installed by Geek Squad
- **High-End 84" Dual Outdoor Patio Ceiling Fans**
- **Custom Exterior LED Patio Lighting** for ambiance and evening entertaining
- **WIFI-Enabled Smart Garage Door Opener and HVAC System**
- **Built-In USB Charging Outlets** installed in each bedroom

Appliances Included

- **Kitchen Aid Refrigerator conveys with the home**
- **GE Steam Washer and dryer frontloads with pedestals convey**