



*Eve Kneller*  
— REAL ESTATE GROUP —

## Home Upgrades & Improvements

### Outdoor Living & Pool

- **Custom pool built October 2020 by Outback Pools & Spa**
  - **Pebble Tec finish**
  - **Integrated hot tub**
  - **Three decorative waterfalls**
  - **Sun deck with umbrella sleeve**
  - **Three-pump system (main pool pump, water features pump, and dedicated spa pump)**
  - **Pool heater**
  - **AquaLink system with Wi-Fi control**
  - **Professionally maintained weekly since completion**

### Second-Story Addition

- **Completed February 2021 | Approx. 800 sq ft**
  - **Two spacious bedrooms**
  - **One full bathroom with dual access from both bedrooms**
  - **Fully permitted through The Woodlands Township**

### **Builder (Darling Homes) & Interior Upgrades**

- **Extended upper cabinets in the kitchen**
- **16' sliding glass door leading to side patio**
- **Bay window in the primary bedroom**
- **Whole-home water filtration system**
- **Wet bar**
- **Utility sink in laundry room**
- **Hardwood floors throughout the main living areas**

### **Additional Features**

- **Permanent exterior accent lighting on the front of the home**
- **Built-in folding table in the laundry room**
- **Plantation shutters throughout downstairs bedrooms**