

**RE/MAX Universal**  
**Property Upgrades/Improvements**

<b>Description</b>
<b>Builder Upgrades</b>
<b>Lot Premium</b>
Oversized, unobstructed front lake view lot
<b>Structural/Electrical</b>
Upgraded C elevation - Lorena Plan (6474)
Texas Sized Patio
Front Balcony
Study Option ILO Formal living room - structural modifications
Boral Brick -Aztec for elevation - front porch patio
Full gutters
Stamped concrete patio
Exterior paint trim - upgrade
<b>Interior</b>
Kitchen - upgraded cabinets - perimeter, island and butler's pantry
Kitchen - level 7 granite countertops
Kitchen - SS undermount sink
Kitchen - tumbled 3x6 marble backsplash tile & grout
Kitchen - GE Café 36" SS rangetop
Kitchen - GE Profile 22.1 Cu Ft counter-depth side by side refrigerator
Kitchen - GE Profile 30 in microwave
Kitchen - GE Profile 30 in built-in double wall oven w/ convection
Primary bath - upgraded cabinets
Primary bath - level 5 granite countertops
Primary bath - level c tile- tub backsplash, flooring, shower surround
Primary bath - tumbled marble hexagon on shower floor
Secondary baths - upgraded cabinets
Secondary baths - upgraded granite countertops
Secondary baths - level b tile
Powder bath - level 7 granite countertop
Utility room - upgraded granite countertop
Utility room - level b tile
Wine room - level 7 granite countertop
Wineroom - tumbled 3x6 marble backsplash & grout
dining, powder, family, mudroom, wineroom
Carpet - upgrade
Stairs - full oak treads
Stairs - metal balustrs

<b>Description</b>	<b>Year</b>
<b>Current Owner Improvements</b>	
<b>Exterior</b>	
Custom heated pool & spa	2021
Fastlane Pro swim system	2021
Premium travertine deck pavers and tile	2021
Pair pool loungers & table	2022
Outdoor kitchen w/ grill, ice maker & ice box w/ drain	2021
Generac 24kw whole home & pool generator	2021
Sonance outdoor speakers with Sub, 6 speakers, AMP	2022
Putting green with 3 holes	2021
55" patio TV w/ mount & Sonos sound bar	2021
Pneumatic blowout valves installed HVAC services	2024
Professional landscaping	2021-2026
Arlo security system w/ outdoor cameras & doorbell	2021 & 2024

**TOTAL VALUE OF UPGRADES & IMPROVEMENTS**

**\$ 300,000**