

# 1311

## SWEET DUMPLING DR

**Luxury**

**Modern**

**Comfort**

**Connection**



# IT'S ALL ABOUT Elegance and Aesthetics

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## PROPERTY INFORMATION

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**Age of roof - 5 Years**

**Age of hot water heater - 5 years**

**Age of A/C - 5 Years**

**Prior foundation repairs: None**

**Prior flooding or water damage: None**

**Energy features: Batt insulation, Double pane windows, HVAC, Kitchen appliances**

**HOA: \$1,250/ Annually**

**Highland Home Plan 206 Built in 2020**

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## UPGRADES

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### **Seller Upgrades:**

Barn Door- Media Room

Barn Door-Primary Bathroom

Pendant lights-Kitchen

Kitchen cupboard/Drawer handles

Primary bathroom drawer/cupboard handles

Dining table overhead chandelier

Overhead flush kitchen Bluetooth speakers-Denon Sound system

Surround system in media with mounted flush speakers

### **Builder Upgrades**

Master Bedroom-extension

Bookcase shelves in kitchen

Stone Fireplace with wood mantle

Freestanding tub in primary bathroom

Oversized kitchen sink



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## OFFER INSTRUCTIONS

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- 1. Sellers are: Easlyn Cecilia Bailey, Ryan Umeh and Brittani Umeh**
- 2. Offers must include an Approval Letter from Lender with interest rate. Lender contact information must be presented on the letterhead or within a signature on the document.**
- 3. No more than 15 days on the Third Party Financing Addendum, less if closing within 30 days.**
- 4. Buyer must sign all addenda and notices from MLS (Seller's Disclosure, HOA, MUD, etc.) or offer will not be accepted.**
- 5. Complete Paragraph 12 in place of providing a broker to broker agreement.**
- 6. Option Period is 7 days or less.**
- 7. Buyer to pay for Survey, if Survey is not provided.**
- 8. Nina Patel #711088 eXp Realty, LLC 603392  
One Riverway, Ste 1700 Houston, TX 77056  
281-773-5372 Nina@ninaandneel.com**