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## HOME FEATURES & UPGRADES

18207 Yukon Ridge Trl, Humble, TX 77346

### INTERIOR UPGRADES:

Engineered wood flooring throughout (~\$30,000)

Custom wood beam ceilings

Fully updated kitchen with quartz countertops, KitchenAid appliances, double ovens, custom cabinetry & built-ins, soft-close cabinets/drawers, under-cabinet lighting, extended island

Premium stove (~\$4,000)

Plantation shutters throughout (~\$14,000)

Custom office with upgraded designer door (~\$5,000+) and built-ins

Updated primary bathroom with oversized shower & standalone tub

Updated bathroom vanities throughout

Surround sound (living room & game room) (~\$26,000)

Upgraded ceiling fans (~\$5,000+)

### OUTDOOR & POOL:

Garage shelving/cabinets & epoxy flooring (~\$14,000)

Porte-cochère

Heated pool & spa with Pebble Sheen (Blue Surf) (~\$7,300 upgrade)

Pool equipment replaced (2021 | ~\$21,000)

LED pool lighting (app-controlled)

Outdoor kitchen with grill & double burner (~\$6,400)

Gas firepit

Artificial turf & stained concrete

4-zone outdoor speakers

### ADDITIONAL IMPROVEMENTS:

HVAC & furnace (2017)

Water heaters (2020)

Roof approx. 7 years old

Full gutters & French drains

Floored attic (game room access)

Extra boxed wood flooring (~\$3,000 value)