

Home Upgrades & Features

Interior Improvements

- Fresh paint throughout (walls, ceilings, cabinets, and trim)
- New tile flooring and upgraded carpet with premium padding
- Floor-to-ceiling stacked stone fireplace with floating mantel
- Quartzite countertops in kitchen, butler's pantry, and primary bath
- Glass tile backsplash in kitchen
- Custom-built butler's pantry
- All new light fixtures with added adjustable temperature recessed lighting
- All new ceiling fans

Bathroom Upgrades

- Marble tile showers and garden tub surround
- Frameless glass shower in primary bath

Kitchen Updates

- New dishwasher
- New microwave

Structural & Mechanical Updates

- New HVAC system (2025)
- All new fencing (2025)

Exterior Features

- Corner lot
- Extended covered back patio

Neighborhood Advantages

- Located in **Westwood Section 1** with one of the **lowest tax rates at 1.9%** and **no MUD**
- Neighborhood amenities include an Olympic-size pool with brand-new shade canopies added in 2026

Exclusions from Sale

- Water softener system
- Reverse osmosis (R/O) drinking water system

Items for Sale (Negotiable)

- Refrigerator
- Mini fridge
- Washer and dryer
- **All furniture is negotiable**