



CAMEO BUA-CLEMENTS
REALTOR® ASSOCIATE

OVER \$162,000 IN UPGRADES

22038 Gateway Arch Dr.

Thoughtfully selected structural, finish, technology, storage, and lifestyle upgrades throughout your new home!

Exterior & Structural

- Elevation D with upgraded brick & modern color palette
- 8' contemporary 5-lite front door with rain glass & ebony stain
- Texas-size covered patio with brick columns
- 12' x 8' sliding glass door for seamless indoor/outdoor living
- Polyaspartic coated patio flooring (durable, high-end finish)
- Shade Doctor automated patio screen (120+ MPH rated)
- Gas stub for future outdoor kitchen
- Home prewired for holiday lighting (dedicated 20-amp circuit with switch)
- Backyard flood lights & outdoor GFCI outlet
- Exterior Cat6 prewired for PoE CCTV at all four corners
- 24KW Generac whole-home generator

Chef's Kitchen

- Built-in stainless steel Whirlpool appliances
- 5-burner gas cooktop
- Oversized island with cabinetry on all sides
- Quartz countertops (Argos matte finish)
- 42" upgraded cabinetry
- Geneva vent hood in Carbon
- Custom storage
- Pull out for cutting boards
- Pot & pan drawers
- Island Trash pull-out
- Tray divider
- Undercabinet LED lighting
- Upgraded beveled hex mosaic backsplash
- Stainless undermount sink + Moen Align spring pull-down faucet + soap dispenser
- Kinetic A200 Reverse osmosis drinking water at the kitchen sink and refrigerator.
- Large walk-in pantry

Living Room

- Floor-to-ceiling tiled fireplace
- Wood mantel above fireplace
- 14' vaulted ceiling
- Additional LED lighting + dimmer switches
- Prewired for media & connectivity
- Extra 110V outlet (mounted for TV/Media)
- Open layout with large sliding glass door

Primary Suite Retreat

- 11' Primary Bedroom Ceiling with ceiling fan
- Upgraded oversized baseboards
- Custom roller shades
- En suite bath expanded layout with 10' elevated ceiling
- Freestanding 66" Jacuzzi soaking tub
- Walk-in shower with upgraded tile to ceiling and mud-set shower floor.
- Dual sinks with upgraded cabinetry & marble countertops
- Separate Vanity
- Framed mirrors
- Brushed nickel fixtures
- Privacy rain glass window
- Two large walk-in closets

Dining Areas

- Continuous wood-look tile flooring
- Custom roller shades



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Premium convenience, connectivity, storage and finish details continue throughout your new home!

Bedrooms, Study & Game Room

- Continuous wood-look tile throughout (no standard carpet feel)
- Ceiling fans installed
- Game room has added 110V outlet at TV height beside Cat6/Combo location
- Study prewired for high-speed connectivity
- Guest rooms include additional 110V outlets for flexibility

Secondary Bathrooms

- Tub/Shower combo (Bath 1)
- Walk-in showers (Bath 2 & 3)
- Upgraded tile surrounds & mosaic flooring
- Upgraded cabinetry & marble countertops
- Glass shower enclosures
- Brushed nickel fixtures throughout

Utility & Mud Room

- Custom dog wash station with upgraded tile
- Continuous wood-look tile flooring
- Storage cubbies & hooks

Garage & Storage

- Garage door opener with two remotes
- Attic above garage decked for additional storage
- Polyaspartic coated garage floor (durable, high-end finish)
- Kinetic 2060S Whole-home water softener

Smart Home & Connectivity

- Seamless whole-home WiFi coverage (multiple hotspots throughout)
- Cat6 ethernet wiring throughout home
- Coaxial wiring throughout home
- Camera prewire system
- Upgraded 42" structured wiring panel
- Motion detector, glass break sensor & heat detector
- Additional outlets for convenience

Interior Upgrades

- Coventry Homes - Lindsay floorplan
- 8' Conmore 5-panel interior doors
- Matte black hardware
- Brushed nickel fixtures
- Crown molding
- Continuous wood-look tile throughout
- Oversized baseboards throughout
- Elara Collection matte black lighting
- Custom roller shades throughout (Gotcha Covered – The Woodlands)