



**Upgrades for  
31303 Hastings Creek Lane,  
Fulshear, TX 77441**



**STEFANY HENNIGAN**

CRAFTING DREAMS, ONE HOME AT A TIME

Your favorite local Realtor

281.381.2353

## **Exterior, Lot & Outdoor Living**

- **Premium Corner Lot**
- **Stone Elevation (Upgraded Brick Color)**
- **Additional Coach Lights on Front of House**
- **Enhanced Extended Covered Patio**
- **Spray Deck Applied to Back Patio**
- **Sliding Glass Doors at Patio**
- **Backyard Flood Lights with Separate Switches Inside**
- **Custom Ceiling Fan on Back Patio**
- **Gas Drop / Pre-Plumb for Outdoor Sink / Added Electrical Outlet**
- **Driveway & Sidewalk with Special Coating**
- **Full House Gutters Including French Drains**
- **Root Blockers on Front Two Trees (Protects Foundation & Driveway)**

## **Structural & Whole-Home Enhancements**

- **8' Interior Doors**
- **Water Softener & Filtration System**
- **Carpet Padding Upgraded**
- **Hardwood-Look Tile Extended Throughout Living Spaces**
- **ALL Tile (Floors & Backsplash) Professionally Sealed**
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## **Garage**

- **Epoxy Flooring in Tandem Garage**



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**Designer Finishes & Custom Upgrades (Throughout)**

- **Custom Plantation Shutters Throughout (4")**
- **Back Door with Custom Shade**
- **ALL Cabinets & Drawers are Soft Close**
- **Black Cabinet Pulls Throughout (Kitchen & Baths)**
- **ALL Fixtures Upgraded to Matte Black**
- **Lighting Package, Door Handles & Hinges Upgraded to Black**
- **Custom Ceiling Fans in Living Area**
- **TV Mounts (4)**

**Kitchen – Elevated & Upgraded**

- **Upgraded Kitchen with Double Ovens**
- **Quartz Countertops**
- **Upgraded Backsplash Tile**
- **Blanco Kitchen Sink**
- **Hutch Upgraded to Glass Front Cabinets**
- **Trash Can Pull-Out**
- **Upgraded Pendant Lighting**
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**Living Spaces & Office**

- **Built-in Bookcase Shelves in Office**
- **Floor Plugs in Living Room & Office**
- **Mud Area with Custom Shelf, Hooks & Soft-Close Cabinets**



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**Primary Suite – Luxury Retreat**

- **Primary Bedroom Extension**
- **Custom Accent Wall in Primary Bedroom**
- **Custom Barn Door into Primary Bath**
- **Freestanding 67" Tub**
- **Upgraded Tile in Primary Bath**
- **Framed Mirrors in Primary Bath**
- **Primary Bath Window (Opaque for Privacy)**
- **Primary Shower with Tile to Ceiling, Niche & Handheld Sprayer**
- **Custom Closet with Soft-Close Drawers & Shelving**

**Secondary Bathrooms**

- **Front Bedroom Bathroom Upgraded to Shower**
- **ALL Bathrooms Feature Tile to Ceiling In Shower/Bathtub**

**Exclusions:**

- **Custom Curtains In the Living Area**