

**31326 PADDOCKS DRIVE, FULSHEAR, TX, 77441**  
**(UPGRADES/OPTIONS ADDED - CHECK LIST)**

**3974 sq.ft**

**4 beds**

**3 + ½ bath**

**11267 sq.ft plot (0.26 acres)**

**No back neighbours**

**Cul-de-sac (no through traffic)**

**BUILDING OPTIONS ADDED:**

(COMPLETED/INSTALLED)

Master Bay Window

✓

Extended Games Room/Media Room

✓

Extended Patio

✓

Hobby Room/Bonus room

✓

**SPECIAL REQUESTS:**

Close in Study Cupboard/increase master closet space

✓

Half Door in Breakfast Room

✓

**OPTIONS:**

Upstairs -

Shower 5' in lieu of bath tub (bath 3)

✓

Downstairs -

Upgrade Kitchen Appliance Package (5 burner)

✓

Level 5 Refrigerator

✓

Porcelain Farm Sink

✓

Level 3 Kitchen Cabinets with Farmhouse sink insert

✓

Cabinets Crown Mold

✓

Decorative Panels at Island

✓

Granite Level 5 Kitchen

✓

Cast Stone Fireplace

✓

Mahogany ¾ Santiago iron grille front door (gloss/glass - Flemish)

✓

Tile backsplash - taupe

✓

Framed Mirrors (Master/Powder)

✓

Outside -

Electric outlet

✓

Patio Fan

✓

Whole House -

Cabinet Hardware - on all cabinets (kitchen & baths)

✓

Oil Rubbed Bronze (lights/hardware/faucets/shower/drains)

Tiles Level 3 (Master/Bath 2/Bath 3/Powder/Mud/Utility/Hobby)	✓
Wood Floors (Closet under stairs/Dining/Entry/Kitchen/Breakfast/ Family/Master Bedroom/Master Closet/Study)	✓
Extra ceiling Fans x 5 (3 x bedroom/Hobby/Study)	✓
(Standard x 3 = Family/Master/Games Room)	✓
Sinks – all square (not oval)	✓
Upgraded Balusters (twists/baskets)	✓

**IMPROVEMENTS MADE:**

- Extended patio/private pool, spa and decking added
- Plantation shutters throughout first floor
- Dog flap breakfast room
- Dog proofing electric wire added to outside
- Cabinets added to utility room
- Kitchen cabinet end panels added (top and bottom)
- Kitchen wine rack added
- Kitchen open shelving added
- Kitchen range hood – maple wood
- Pendant lights added to kitchen & breakfast room
- Master bedroom cornice, chair rail and ceiling rose added
- Master closet cupboards added
- Master bathroom – new cabinet doors & hardware & rainfall shower
- Hobby room, chair rail and panelling added
- Study, chair rail and panelling added
- Study – upgraded fan/light & ceiling rose
- Both attics boarded/one fully boarded & one partially (huge amount of storage space)
- Water softener added
- Garage floor added
- Feature wall in living room above fireplace
- Garden landscaping/solar lights/3 x trees added – red rocket crepe myrtle, little gem magnolia and brown bracken magnolia
- Upgraded fan patio
- Pump added in garden to drain excess rainwater