

PREMIUM ENHANCEMENTS LIST

FOR

211 ARABIAN DRIVE, SPRING, TEXAS 77382

ELEGANTLY UPGRADED WATERFRONT HOME WITH FOUNTAIN FEATURE, SCENIC RESERVE VIEWS, AND CUSTOM OUTDOOR LIVING RETREAT

SIGNATURE OUTDOOR LIVING SPACE

- Waterfront home with fountain feature set against a serene, wooded reserve backdrop
 - Custom cedar pergola with integrated lighting and ceiling fan, thoughtfully added to the original covered patio to expand outdoor living space
 - Back patio equipped with two custom electric sunshades/screens and one manual shade for added privacy, comfort, and shade control
 - Durable stamped concrete patio surface with upgraded finish
 - Gas stub in place for convenient outdoor grilling
 - Fully fenced backyard, compliant with HOA guidelines
 - Enjoy enhanced privacy with no rear neighbors behind the property
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PREMIUM CURB APPEAL & STRUCTURAL UPGRADES

- Upgraded Martin Ray front elevation “N” (builder option approx. \$9,050)
 - Brick-paved front porch (approx. 7.5’ x 18’) creating a warm, welcoming entry
 - Garage extension (approx. 4’)
 - Professionally sealed garage floor providing a clean, finished appearance
 - White brick exterior with white mortar finish offering an elegant, clean, appeal
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INTERIOR DESIGN & FINISHES

- **3 bedrooms, 2 bathrooms, and a 2-car garage with functional, well-designed layout**
 - **Additional private office/study offering an extra room**
 - **Approx. 8' interior doors throughout**
 - **12' High ceilings with tray ceiling details in living room and primary bedroom**
 - **Custom plantation shutters in living room, primary suite, and study**
 - **Custom refinished wood flooring in main living areas**
 - **Recently replaced upgraded carpet**
 - **Recent custom interior paint colors with some custom details**
 - **Custom plantation shutters throughout living area, primary suite and front office room**
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KITCHEN & STORAGE FEATURES

- **Upgraded cabinetry featuring spice drawers, pull-out storage trays, and dedicated pot & pan drawers for enhanced organization**
 - **Quartz countertops, in Eternal Calacutta white coloring, sleek edging**
 - **Kitchen island featuring built-in cabinetry, bookcase detail, and comfortable seating space**
 - **Butler's pantry with glass-front cabinetry and additional lower cabinetry**
 - **Refrigerator enclosure with finished panel detailing creating a seamless built-in look**
 - **Dishwasher installed at an elevated height for added convenience and ease of use**
 - **Custom window shade for light control and privacy**
 - **Upgraded sink with enhanced functionality**
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PRIMARY SUITE RETREAT

- **Spacious primary bedroom with elegant tray ceiling detail**
 - **Overlooks the water and fountain feature offering a serene backdrop**
 - **Spacious primary bedroom with a well-proportioned layout offering flexible furniture placement**
 - **En-suite bath featuring an upgraded walk-in spa-style shower with a spa-inspired design and finishes**
 - **Walk-in shower with rain showerhead, handheld wand, built-in seat, and glass enclosure**
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ADDITIONAL FEATURES

- **Complete Home backup generator, Generac**
 - **In-ground sprinkler system for efficient and convenient lawn care**
 - **Located in a gated community providing enhanced privacy and security**
 - **Situated in a premier 55+ active adult community offering The Lodge, resort-style pools, scenic walking trails, sports courts, a state-of-the-art fitness center, and inviting common areas, with an active calendar of social events and activities**
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Buyer to independently verify all measurements, features, and HOA/community details.