

5803 Pedernales Bend Lane

Over \$150,000 in Upgrades

(beyond what was offered as “Standard Features” by builder at the time of build)

Sablewood Floorplan – Bonterra @ Cross Creek Ranch

Electrical Upgrades:

- ◇ Garage Door Keypad
- ◇ Whole Home Rocker Switches
- ◇ Additional Outlets – Raised Primary Suite, 1 Extra in Primary Suite, Raised Family Room, Raised TV Study, Raised Bedroom #3
- ◇ Additional Light Switch in Family Room
- ◇ Ceiling Fan Pre-Wire – Garage, Study, Bedroom #2 & #3, Family Room Bump-out, & Primary Bath
- ◇ 2 Additional Smoke/CO2 Detectors – Family Room & Bedroom #3
- ◇ Double Exterior Flood Lights & Switches @ Rear of Home
- ◇ 6 Ceiling Fan Speed Controls – Study, Bed #2, Family Room Extension, Primary Bath, Family Room and Primary Bedroom
- ◇ 4 Recessed Lights added to Family Room
- ◇ Additional Switches added to any Non-Switched Circuit - @ Kitchen Island, Dining, Primary Bath & Bath #2
- ◇ Lighting Prewire – 3 @ Kitchen Island for Pendants, 2 @ Primary Bath for Vanity Lights, 1 @ Bath #2 for Vanity, & 1 @ Dining for future chandelier

Whole Home Water Softener:

- ◇ Dupure Impression Water Softener & Upgraded Spigot + Upgrade Single Stage Filter to Reverse Osmosis - \$4,700

Structural Upgrades:

- ◇ Extended Primary Suite \$4,795
- ◇ Enclosed Sunroom Extension in Family Room \$15,000
- ◇ 5’ Garage Bump Out + Garage Door Opener \$6,450
- ◇ Study ILO (in lieu of) Flex Room \$2,000
- ◇ Texas Basement Add-on (now converted to Bedroom #3) \$16,000
- ◇ Texas Basement Finished Out + New Carpet + Closet + Mini Split (2026) \$23,000

- ◇ Brick ILO Siding – 2nd Floor \$3,500
- ◇ Brick ILO Siding – 1st Floor \$3,400
- ◇ Tray Ceilings Owners Suite & Study - \$1,400
- ◇ Tray Ceiling (12”) in Primary Bedroom - \$1,300

Other Internal/External Upgrades:

- ◇ NEW (April 2026) High Traffic Carpet + Pad - \$8,000
- ◇ Luxury Vinyl Plank Flooring @ Entry, Study, Kitchen, Dining, Family, Extended Family & Primary Entry \$12,500
- ◇ Frameless Shower Enclosure (Chrome) - \$2,500
- ◇ 8’ Front Door – Knotty Alder - \$850
- ◇ 8’ Single Back Door - \$350
- ◇ Full Gutters - \$1,700
- ◇ Baseboards to 5 ¼” \$700
- ◇ Rounded Sheetrock Corners \$570
- ◇ Whole Home Interior 8’ Doors - \$2,100
- ◇ Custom Storage (2) Towers in Primary Bath
- ◇ Deep Soaking Tub in Bathroom #2
- ◇ Utility Room Cabinets \$750
- ◇ Whole Home Soft Close Doors & Drawers - \$1,300
- ◇ Custom Tile Layout in Tiled Areas + Bath Walls - \$8,000
- ◇ Faux Wood Blinds Throughout - \$1,500

Custom Kitchen Upgrades:

- ◇ Custom Cabinets LEVEL 5 Upgrade Throughout
- ◇ Kitchen Bump-up Over Cooktop
- ◇ Refrigerator Enclosure - \$1,200
- ◇ 36” Pot & Pan Drawers under Cooktop - \$550
- ◇ Drawer Stacks – 2 @ Kitchen 1 @ Primary Bath - \$420
- ◇ Waste Basket Pull-out @ Kitchen Island - \$450
- ◇ Glass Cabinet Fronts – \$760
- ◇ Medicine Cabinet in Primary Bath
- ◇ Roll Out Trays in Kitchen - \$440
- ◇ Headknocker (Storage) in Primary Bath Water Room above Toilet - \$275
- ◇ GE 36” High Performance “Profile” Vent Hood - \$220