

Designer Upgrades & Luxury Features

9219 Edgeberry Drive
Cypress, Texas 77433
3,373 sq ft | 6,000 sq ft lot | Bridge Creek
Taylor Morrison, Bordeaux Model A7

Builder upgrade options verified against the original Taylor Morrison pre-construction order. Aftermarket systems added by the current owners are itemized separately.

Architectural Enhancements

- Optional open-rail staircase on the upper rake and connected landing with P-10A metal balusters
- Open-rail opening overlooking the foyer with matching P-10A balusters
- Low wall at stairs, architectural detail
- Tandem Suite: optional Bedroom 5 with Bath 4 in lieu of tandem garage, well suited for guests or multigenerational living
- Media Room upstairs with universal provider combo outlet, projector conduit, and 5.1 surround-sound pre-wire
- Optional opening at Game Room for added light and flow
- Private study in lieu of flex space, configured as a dedicated work-from-home office

Kitchen & Dining

- Gourmet Kitchen II layout
- GE Profile 36-inch built-in gas cooktop
- GE Profile 36-inch high-performance vent hood
- GE Profile 30-inch built-in single wall oven
- GE Profile 2.0 CF countertop microwave with 30-inch trim kit
- GE Top Control dishwasher with Sanitize Cycle and Dry Boost
- Moen MotionSense Wave Align pull-down kitchen faucet
- PROFLO filtration faucet in matte black at kitchen sink
- Dupure 3-Stage Reverse Osmosis drinking water system with dedicated under-sink filtration faucet (aftermarket)
- Belton mini pendants over the island in midnight black, three-light set
- Dedicated switched circuit for island pendants
- Custom cabinet package, upgraded selections
- Countertop upgrade package
- Tile backsplash and designer tile package
- Sleek spot-resistant stainless steel kitchen sink fixture

Primary Suite & Secondary Baths

- Gibson chrome shower trim at Owner's Bath
- Gibson chrome tub and shower trim at Baths 2, 3, and 4
- Gibson chrome widespread lavatory faucets at Owner's Bath and half bath
- Gibson chrome centerset faucets at Baths 2, 3, and 4
- PROFLO filtration faucet in matte black at Owner's Bath
- Designer floor and wall tile package
- Upgraded bath countertops (Omegastone Palladio with square-edge detail, per selections report)
- Gibson chrome bath fittings and Arlys chrome accessory package across all baths
- Upgraded sink package

Flooring & Finishes

- Red oak stair treads with Tidal Wood stain and black P-10A metal balusters
- Upgraded carpet with premium pad and Scotchgard
- Whole-house cordless 2-inch Capri blinds
- Wood trim and carpentry upgrades across the home
- Luxury vinyl plank in main living areas (per owner selections)

Lighting & Smart Home

- Decora switches package
- 4 to 6-inch LED flush-mount lighting upgrade with additional single switch at Family Room
- Monte Carlo Discus 52-inch LED ceiling fan in midnight black at Family Room
- Interior lighting pre-wire supporting up to 50 lb fixtures over island for pendants
- Low-voltage 5.1 surround-sound pre-wire at Family Room
- Schlage Century Z-Wave Plus smart deadbolt in satin nickel
- Schlage Century front-door handleset in satin nickel
- Latitude satin-nickel interior lever handles throughout

Paint & Interior Detail

- Whole-house interior walls and ceilings in Sherwin-Williams City Loft (SW 7631)
- Whole-house interior doors and trim in Sherwin-Williams Extra White (SW 7006)
- Media Room interior walls, ceiling, and trim in Sherwin-Williams Iron Ore (SW 7069)
- Carrara Smooth interior door style throughout

Exterior & Outdoor Living

- Mahogany contemporary 36-inch front door in charcoal finish with Reeds Glass, Beverly design
- 8-foot front entry door in lieu of 6-foot 8-inch
- 8-foot rear door in lieu of 6-foot 8-inch
- Full perimeter gutters in lieu of partial, color-matched to fascia
- Irrigation sprinkler system
- Full backyard sod
- Gas line at patio for grill or outdoor kitchen
- Brick sides and rear on the first floor
- Traditional exterior color scheme with Moire Black roof shingle
- Architectural LED soffit lights (aftermarket)

Water, Mechanical & Garage

- Rinnai tankless water heater, natural gas, for continuous on-demand hot water
- Superior Water Quality whole-home dual-tank softener and filtration system, garage installation (aftermarket)
- Dupure 3-Stage Reverse Osmosis drinking water system at kitchen sink (aftermarket)
- Flake-finish epoxy-coated garage floor (aftermarket)

Solar Energy System

- 12.58 kW rooftop photovoltaic system installed 2025 by Awake Solar
- 36 Silfab Solar SIL-370 HC high-efficiency panels
- APsystems DS3-S 240V microinverters (panel-level optimization)

- Estimated Year 1 production: 16,230 kWh, offsetting approximately 130 percent of modeled household usage
- System: Owned outright with no loan or lease attached
- 10-year workmanship warranty, manufacturer warranties pass through to new owner

Available for Separate Purchase

The following items are not included in the sale price and may be negotiated separately:

- Washer and dryer
- Refrigerator
- Projector (Media Room)
- Patio furniture
- Dining table
- Primary bedroom set
- Bar piece
- Secondary beds

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