

UPGRADES AFTER PURCHASE (ALL TO REMAIN WITH HOME)

- Surround sound speakers in Family Room \$1,000
- LVP flooring throughout home \$20,000
- Outside custom made Pergola attached to back of house – wired for fan \$12,000
- Back yard pavers \$9,000
- Master Custom Closet – Master \$10,000
- Custom Closet 2nd Bedroom \$3,000
- Water Filtration System located in Garage - \$2,500
- 2nd Floor Patio – installed Custom Tile and Swing \$2,000
- All ceiling fans replaced from standard to upgraded - \$3,000
- Refrigerator – inline water filter system connected to Keurig coffee maker
- All lighting fixtures replaced with chandeliers and custom light fixtures in entire home
- (none of the standard fixtures remain) \$5,000
- All standard home mirrors in bathrooms upgraded and replaced \$4,000
- Replaced standard dishwasher with upgraded \$1,000
- Custom Draperies in Family Room, Dining Room / Study / Master Bedroom \$3,000

TOTAL ESTIMATED IMPROVEMENTS - \$70,000 (over last 8 years)

Recently Updated in April 2026:

- Repainted walls
- Repainted baseboards
- Re-stained Bannister
- Re-stained Kitchen cabinets
- 2 A/C Units - recently tested and inspected
- Replaced garage door
- Landscaped front yard

Open to replacing patio back door (currently has a doggie door)

Open to replacing bottom floor back Door (currently has a doggie door)

Any furniture pieces buyer may want - can remain with the home at a negotiated rate, included but not limited to:

- Upstairs Bedroom Furniture
- Bedroom Frames
- Any consoles or credenzas
- Sofas, Chairs

Seller open to leaving the following. Please include in Non-Realty Addendum if interested:

- Refrigerator
- Washer & Dryer

10215 Spring Shadows Park Circle, Houston, TX 77080

2,781 SF (per HCAD)

3 Bedrooms, 4 bathrooms, 2 studies, 2nd floor patio, covered outside patio

INITIAL UPGRADES ON CONTRACT WHEN PURCHASED NEW IN 2016:

Premium corner Lot – facing the walking bath with direct access / parking lot

COST \$15,000

Upgrades

Raised Kitchen cabinet panels with bump out – with undermount lighting \$1,300

Master Bath – upgraded cabinets Grey Wolf \$1,800

Countertops

Kitchen – gigantic overside Island (seats 6) -Quartz – Denali \$1,447

Master Bath Quartz – Dover \$1,000

Secondary Bathrooms – Quartz Nimbus \$1,628

Tile upgrade and Design through house \$4,000

In Line Vacuum Cleaner within 30 feet of every room. 2 Connectors \$4,000

TOTAL INITIAL UPGRADES ON FLOOR PLAN 2659CK **\$+/- 30,000**



DISTINCTIVE EXTERIORS:

- Timeless stone, and stucco elevation design on all four sides *
- 6 panel mahogany door or 1/2 leaded glass front door
- Tile balconies with wrought iron railings and French doors *
- **Wayne Dalton** insulated Sonoma style metal overhead garage doors with decorative hardware and includes 2 garage door openers
- **Kwikset** exterior brushed nickel handle-set and deadbolt with Smart Key technology
- LED doorbell
- Accommodating exterior lighting package equipped with coach lights, one-bulb fixtures, and surface mount lights *
- Exterior GFI-Guarded electrical box
- Weather-proof GFCI outlets provided at front porch, rear patio, and garage
- Decorative address plaque *
- Full gutters *
- **James Hardie** cement fiber siding, soffit, and trim
- Composite shingles with limited lifetime warranty
- Traditional high-pitched roof
- Vinyl window frames
- Half glass metal rear door to back yard
- Beautiful landscape package equipped with a fully sodded front and back yard, sprinkler system, and a fully enclosed back yard with a 6' privacy fence *

LUXURIOUS INTERIORS:

- Elegant brushed nickel lighting fixtures and door hardware with privacy and passage knobs and rocker switches throughout home
- All bedrooms, family room, and game room are pre-wired for telephone and cable *
- Datasmart Technology which features OnQ structured wiring, Telecom Module, Video Module and security package
- Windsor style interior doors
- Art niches with mini recessed can lighting throughout *
- Brushed nickel ceiling fans with light kits are provided

- in master bedroom, all secondary bedrooms and game room *; ceiling fan in family room with rheostat switch
- Family room or media room are pre-wired for surround sound *
- Hardwood flooring at entry, kitchen/breakfast, dining room, family room, and media room *
- Ceramic tile in all baths, utility room, and powder room
- Smoke/carbon monoxide detectors
- Low VOC (Volatile Organic Compound) interior paint
- Rounded sheetrock corners except at windows
- Cozy carpet over nominal 1/2" pad
- Crown moulding in family room, master bedroom, study, dining room, and entry; and chair moulding in study and dining room *
- Hand-stained oak handrails at stairs with wrought iron spindles
- Recessed can lighting in family room, and dining room *
- Direct vent fireplace with remote gas log igniter, fluted column mantle, and tile surround *

GOURMET KITCHENS:

- Sleek granite countertops with a 1.5" flat edge
- Undermount stainless steel sink with **Moen** faucet, vegetable sprayer, and disposal
- Beautiful 42" raised panel oak cabinetry with undercabinet lighting
- Built-in 27" electric oven and microwave along with a dishwasher
- Energy saving gas cooktop with hood vented to the outside
- Detailed 12"x12" ceramic tile backsplash
- Conveniently pre-wired for telephone
- Recessed can lighting
- Pendant lighting above kitchen island or peninsula *

STUNNING BATHROOMS:

- High quality **Moen** brushed nickel plumbing fixtures
- Luxurious 1.5" honed marble vanity sinks with integrated wave bowl
- Paint grade cabinets
- Relaxing tub/shower combination in secondary baths

INCLUDED IN YOUR NEW HOME CONT.



- Detailed 12"x12" ceramic tile surrounds
- Formal powder room with pedestal sink and wood framed mirror *

MASTER BATH

- Chest of draws in master closet *
- Glass block window at tub *
- Rejuvenating whirlpool-action tub and separate shower with a frameless glass door
- Sleek granite countertops with a 3/4" flat edge
- Recessed can lights
- Beautiful wood framed mirror

EFFICIENT ENERGY FEATURES:

- **Goodman** high efficiency 14 S.E.E.R. air conditioner
- Convenient **Honeywell** digital programmable thermostat
- Dedicated return air in master suite
- Pressure relief ducts in bedrooms to balance hot and cold temperatures
- MERV 10 filters and fresh air ventilation
- Low E double pane high performance vinyl windows
- Insulated low SHGC (solar heat gain coefficient) windows
- CFL bulbs throughout interior
- Energy saving gas furnace, water heater, and dryer connection
- Radiant barrier roof decking
- Low flow faucets and shower heads
- Sill seal gasket installed between exterior bottom plate and slab
- 2 stage reduced air infiltration featuring polyseal and ultraseal

INSULATION

- R-38 in flat ceilings
- R-22 under platforms, at sloped ceilings, and cold floors
- R-13 in walls and knee walls with hot wall sheathing

EXCELLENT CRAFTSMANSHIP:

- On-site framing construction
- Engineered post-tension slab designs

FULL 10-YEAR HOME BUILDER'S LIMITED WARRANTY

- For more details please contact the Sales Consultant

NOTES FOR YOUR NEW HOME: