



2411 Fountain Breeze Drive, Missouri City, Texas, 77459

Outdoor

| Upgrade / Improvement | Cost (if documented) | Year |
|---|-----------------------------|-------------|
| Custom Gunite Swimming Pool | \$210,500 | 2024 |
| Outdoor Living Area with Custom Outdoor Kitchen | — | 2024 |
| Built-in Grill | — | 2024 |
| Outdoor Refrigerator | — | 2024 |
| Ice Maker | — | 2024 |
| Gutters on All Sides | \$1,050 | 2021 |
| Motion Sensor Flood Lights | \$590 | 2021 |
| Additional Coach Lights | \$1,650 | 2021 |
| White Mortar Brick Upgrade | \$1,380 | 2021 |
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Structural & Layout

| Upgrade | Cost | Year |
|----------------------------------|-------------|-------------|
| Sunroom Addition | \$47,200 | 2021 |
| Second (Prep) Kitchen | Included | 2021 |
| Additional 5th Bathroom | \$6,850 | 2021 |
| Double 8' Front Entry Doors | \$2,400 | 2021 |
| 12' Multi-Slide Glass Patio Door | \$10,800 | 2021 |
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Kitchen

| Upgrade | Cost | Year |
|---|-------------|-------------|
| Monogram Professional Appliance Package | \$8,738 | 2021 |
| Beverage Center | \$1,582 | 2021 |
| Silestone Quartz Countertops | \$5,350 | 2021 |
| Decorative Ceiling Backsplash | \$1,211 | 2021 |
| Decorative Prep Kitchen Backsplash | \$590 | 2021 |
| Decorative Kitchen Backsplash | \$1,123 | 2021 |
| Painted Kitchen Cabinets | \$500 | 2021 |
| Two-tone Kitchen Island | \$475 | 2021 |
| Under Cabinet LED Lighting | \$1,025 | 2021 |
| Cabinet Tray Dividers | \$300 | 2021 |
| Drawer Stack Cabinet | \$335 | 2021 |
| Knife & Utensil Pullout | \$679 | 2021 |
| Pull-out Spice Rack | \$395 | 2021 |
| Cooktop Cabinet Bump-out | \$590 | 2021 |
| Upgraded Cabinet Hardware | \$320 | 2021 |
| Soap Dispensers (2) | \$250 | 2021 |
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| Primary Suite | | |
| Upgrade | Cost | Year |
| Custom Built-in His & Hers Closets | — | 2024 |
| Frameless Glass Shower | \$4,090 | 2021 |
| Shower Tile to Ceiling | \$810 | 2021 |
| Decorative Shower Floor Tile | \$750 | 2021 |
| Upgraded Primary Bath Flooring | \$500 | 2021 |
| Painted Vanity Cabinets | \$250 | 2021 |
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| Secondary Bathrooms | | |

| Upgrade | Cost | Year |
|---|-------------|-------------|
| Tile to Ceiling | \$1,617 | 2021 |
| Upgraded Vanity Sinks | \$1,100 | 2021 |
| Comfort Height Toilet | \$175 | 2021 |
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| Custom Built-ins & Window Treatments | | |
| Upgrade | Cost | Year |
| Custom Built-in Library | — | 2024 |
| Custom Window Blinds Throughout Home | — | 2024 |
| Custom Curtains – Living Room | — | 2024 |
| Custom Curtains – Sunroom | — | 2024 |
| Custom Curtains – Breakfast Area | — | 2024 |
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| Flooring & Stairs | | |
| Upgrade | Cost | Year |
| Curved Wood Staircase | \$4,524 | 2021 |
| Designer Tile Stair Risers | \$4,846 | 2021 |
| Upgraded Tile Flooring | \$10,756 | 2021 |
| Premium Carpet | \$1,530 | 2021 |
| Premium Carpet Pad | \$1,095 | 2021 |
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| Fireplace | | |
| Upgrade | Cost | Year |
| Linear Electric Fireplace | \$1,950 | 2021 |
| Floor-to-Ceiling Tile Fireplace Surround | \$2,601 | 2021 |
| Designer Tile Pattern | \$225 | 2021 |
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| Smart Home, Audio & Security | | |
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| Upgrade | Cost | Year |
| Built-in Speakers – Living Room | Included | 2021 |
| Built-in Speakers – Media Room | Included | 2021 |
| Built-in Speakers – Covered Patio | Included | 2021 |
| Built-in Speakers – Primary Bathroom | Included | 2021 |
| 5.1 Surround Sound System | \$1,575 | 2021 |
| CAT6 Wiring | \$560 | 2021 |
| Wired Security Camera System | Included | 2021 |
| Security Pre-Wiring | \$200 | 2021 |
| Camera Pre-Wiring (6 Locations) | \$900 | 2021 |
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| Electrical & Lighting | | |
| Upgrade | Cost | Year |
| LED Disc Lighting | \$3,060 | 2021 |
| Additional Dimmer Switches | \$600 | 2021 |
| Additional Light Switches | \$130 | 2021 |
| Interior Electrical Outlets | \$260 | 2021 |
| Exterior GFCI Outlets | \$480 | 2021 |
| Floor Outlet | \$480 | 2021 |
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| Laundry & Garage | | |
| Upgrade | Cost | Year |
| Utility Room Cabinets | \$1,220 | 2021 |
| Utility Sink | \$1,950 | 2021 |
| Water Softener Prep | \$1,750 | 2021 |

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| Garage Sink Plumbing Prep | \$835 | 2021 |
| Garage Refrigerator Water Line | \$345 | 2021 |
| Belt-Drive Garage Door Openers | \$900 | 2021 |