

Upgrades

607 Starlit Sky Ct, Willis, TX 77318

Kitchen Area

GE Café French Door Smart Wall Oven Complete with Air Fryer and Convection Features

GE Café 36" Commercial Style Gas Cooktop with 6 Burners

Fisher Paykel French Door Refrigerator with Custom Cabinet Panels

Coffee Bar with Electrical for Wine Refrigerator

Under-Cabinet LED Lighting in Kitchen and Coffee Bar

Additional Upper Kitchen Cabinets to Ceiling

3 Sets of Drawers in Place of Lower Kitchen Cabinets

Kitchen & Coffee Bar Level 5 Countertops

Additional Pull-outs in Two Cabinets

Blanca Silgranite Gray Undermount Single Bowl Kitchen Sink

Upgraded Rohl Kitchen Faucet

Upgraded Cabinet Hardware

Upgraded Kitchen Hood Vent

Upgraded Kitchen Backsplash

Custom Cabinet Paint Color

Trash Can Drawer

Automatic Light for Pantry Entry

Kitchen Sink Water Filter

220 Electric Behind Microwave

Bathrooms

Primary Bath Freestanding Tub Plan

Primary Bath Enlarged Sinks

Primary Bath Upgraded Champagne Bronze Fixtures

Motion Detected Entry Light for Primary Closet

Framed Bathroom Mirrors – All Bathrooms

Upgraded Cabinet Hardware – All Bathrooms

Custom Cabinet Paint Color – All Bathrooms

Upgraded Shower Tile – All Bathrooms

Upgraded Faucets in Secondary Bathrooms

Upgraded Shower in Guest Suite

Indoor/Outdoor Living Space

Wall of Sliding Glass Doors to Patio for Indoor/Outdoor Living

Remote Control Screens on Patio for Indoor/Outdoor Living

New Patio Ceiling Fan

Extended Covered Patio – 19'x13' with 12' Ceiling

Gas Line on Patio

Electrical Outlets on Patio

Laundry

Custom Cabinets with Upgraded Hardware

Floating Shelves

Motion Detected Entry Light

Other Interior

42" Fireplace with Wood Mantel

3.5" Door Casing

4.5" Plantation Shutters in Front of House

5" Molding Throughout

Level 6 Carpet and Padding

Upgraded Floor Tile

Garage/Attic/Outdoors

New Orbit B-Hyve 11 Zone WiFi Sprinkler Timer

Garage Sink and Water Softener Rough-in

Garage Entry Door from Yard

2x6 Decking in Attic Above Garage for Extra Storage (Not Plywood)

Motion Light for Garage Entry

Added Rear Gutters

Attic Access in Garage

Upgraded Brick

Additional Landscaping

Lot Premium of \$35,000 at Purchase

Total Builder Upgrades \$124,785

Additional Homeowner Upgrades \$35,000+

What We've Loved About Living Here

Our favorite moments have been the simplest ones...

- Waking up to the smell of coffee from the coffee bar.
- Opening the wall of glass sliders & taking that first cup of coffee out to the porch.
- Entertaining! From BBQs around the oversized kitchen island to musicians playing while friends enjoyed cornhole, relaxed on the porch or gathered inside.
- Having indoor & outdoor spaces that flow effortlessly together, with enough room to host a crowd without ever feeling crowded.
- Welcoming overnight guests with plenty of bedrooms & baths so everyone has their own space.
- Having a private guest suite tucked away from everything. It was perfect when my 90-year-old father visited—he could sleep late without his grandson waking him!
- Sitting around the fire with friends on cool evenings & opening a great bottle of Cabernet.
- Being able to enjoy the outdoors on porch with screens down, AC running & ceiling fan without worrying about Texas heat, unpredictable weather—or the bugs!
- The dedicated media room so my husband can happily watch TV while I enjoy something completely different elsewhere in the house.

Location & Local Favorites

- Easy highway access & everyday conveniences close to home including HEB & Kroger.
- Lake Conroe & Huntsville State Park nearby when we want to get outdoors.
- First Watch for a fabulous breakfast.
- Surprisingly great Indian takeout tucked in a nearby gas station—who knew? One of our favorites!
- Ranch Revival is another favorite—a relaxing spot with something for adults & kids alike.

Life in the Community

- ***Two community pools—and one is open year-round!*** One of our favorite perks.
- Ease of being able to exercise: miles of bike & walking paths, lots of parks for kids & fitness center.
- Pickleball & tennis courts—we often run down in the evening just to hit the ball around for a while.
- Several community-sponsored events every month for both kids & adults.
- Plenty of ways to get outside, have fun & connect with neighbors.

More than anything, we'll miss how this home brings people together. We'll always remember the fun we've had here & how much we've enjoyed the indoor/outdoor lifestyle.