Docusign Envelope ID: 6AEA87DC-1B77-848E-829B-58BD60CAFDC7

AROUND TOWN
PROPERTIES

HIGHLIGHTED PROPERTY FEATURES

Property Address:

17826 Watsons Bay Drive, Cypress, 77429-5296 Harris County

1. What makes your home different from others in your community?

   it has a luxury over the top kitchen, all bathrooms remodeled with walking showers. first floor has Italian polished tile and real French oak floors in the master and the office. fully remodeled study.1/2 bath was accented with high end marble tile on the walls. lighting was all upgraded with over 20 recessed lights. crystal chandliers and added out door storage, tiled garage with porcelain tile and full cabinet

2. What are the features you found most charming in your home at the time of purchase?

   great location on the water with a great view and access to the canal, the house had plenty of space, great master suite

3. Has your home had any recent updates or upgrades, including but not limited to the A/C, heater, water heater, and pool/spa? If so, when? Please specify.

   new roof, A/C units replaces in 2022. all new kitchen and all new flooring, all bathroom remodeled . all light fixture upgraded.

Property Highlights — Upgrades & Features

Top-to-bottom renovated and move-in ready: a chef's kitchen, every bathroom remodeled, real oak and polished tile floors, designer lighting, a brand-new roof, and an outdoor living space built for entertaining.

The Chef's Kitchen

A fully remodeled, over-the-top luxury kitchen designed for serious cooking and easy entertaining.

- 6-burner ZLINE range with a commercial-grade hood vent
- Pot filler above the range
- Custom soft-close cabinetry with custom paint
- Quartz countertops

Flooring, Entry & Staircase

A grand first impression, with premium flooring carried throughout the main living spaces.

- Double-door wrought iron front entry
- Polished porcelain in the downstairs living area
- Real French white oak flooring in the primary suite, study and staircase
- Wrought iron staircase banister

Baths, Primary Suite, Study & Gameroom

Every bathroom has been remodeled, and the private spaces were finished with the same attention to detail.

- All bathrooms remodeled with walk-in showers and soft-close cabinetry; upstairs baths renovated in 2024
- Half bath accented with high-end marble tile walls
- California Closets system in the primary closet
- Fully remodeled study with white oak floors
- Upstairs gameroom with built-in shelving and a study nook

Lighting & Finishes

Lighting was upgraded throughout the home for a bright, polished look in every room.

- Over 20 new recessed lights, with recessed lighting throughout
- Crystal chandeliers in the foyer, breakfast area and home office
- Upgraded ceiling fans throughout

Outdoor Living, Garage & Storage

The backyard is set up for entertaining, and the garage is finished like an extension of the home.

- Extended back porch
- Outdoor kitchen with gas and water connections
- Exterior gas connection
- Framed 8x8 outdoor storage closet
- Driveway extended with pavers
- Garage finished in porcelain tile with full cabinetry, built-in shelving and storage

Major Systems & Peace of Mind

The big-ticket items are already done, so the next owner can move in without worry.

System	Update
Roof	Brand new
A/C	Units replaced 2021 and 2018
Upstairs baths	Renovated 2024
Security	Security system throughout