2830 SWEET HONEY LANE

Fulshear, Texas | Seller Upgrades & Improvements

TOTAL SELLER-REPORTED IMPROVEMENTS: $82,800+

Builder Upgrades — $55,400

- Continuous RevWood flooring throughout living areas, hallways, and primary bedroom (no carpet in these areas)
- Level 4 Venice quartz countertops and waterfall kitchen island
- Upgraded farmhouse-style kitchen sink
- Upgraded 42-inch kitchen cabinetry with hardware
- Gourmet kitchen package with double convection ovens
- Upgraded 8-foot interior doors
- Jetted tub in primary bathroom
- His-and-hers medicine cabinets and decorative mirror frames
- Cat6 network wiring
- Extended rear patio and exterior gas hookup

Post-Closing Improvements — $27,400

- Custom-engineered 400+ sq. ft. walk-in attic mezzanine with load-bearing support — $10,000
- Leaf Home whole-house multi-stage filtration and water softener with UV treatment — $7,500
- Commercial-grade full-broadcast epoxy garage flooring — $4,500
- Heavy-duty suspended overhead garage storage racks — $2,500
- Utility room sink installation

Premium Lot & Outdoor Features

- Premium homesite backing to planned community park; development underway per seller
- Extended rear patio and exterior gas connection

Jordan Ranch Community & Location

- Resort-style swimming pool and lazy river
- Community fitness center, parks, green spaces, and walking trails
- Lamar Consolidated ISD; seller-reported Fulshear High School zoning (verify)
- Convenient access to I-10 and Grand Parkway (SH 99)