
12619 Dusky Sunrise Ct

Updates + Notable Features

Flooring & Staircase Upgrades (Approx. \$26,000)

- Luxury vinyl plank throughout much of the first floor
- Luxury vinyl upstairs retreat
- Upgraded tile selections
- Site-finished wood stair treads
- Iron balusters

Outdoor Living & Exterior Improvements (Approx. \$12,000)

- Expanded flatwork
- Large coated patio
- Additional landscaping
- 8-zone irrigation system
- Level 2 natural stone elevation
- Premium front door

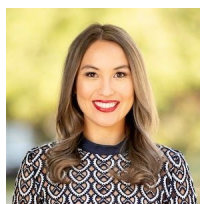
Smart Home, Electrical & Future- Proofing (Approx. \$11,000)

- EV charging outlet
- Dedicated holiday lighting outlets
- Under-cabinet lighting prep with LED ribbon lighting
- TV conduits throughout
- Home theater pre-wire
- Gas stub for future grill
- Outdoor kitchen plumbing rough-in
- Water softener rough-in
- Additional outlets, flood lights and wiring

Owner Upgrades

- Generator – \$20,000
- Patio shades – \$9,600
- Office custom built-ins – \$10,000
- Primary closet organization system – \$12,000
- Board and batten molding in upstairs bedrooms – \$6,000
- Garage floor epoxy coating – \$3,000
- Garage storage system – \$2,200
- Permanent outdoor lighting – \$2,500
- Light fixtures (hallway, study & dining room) – \$1,000
- ADT security cameras – \$500

COMPASS



Kyla Linn

REALTOR®
M: 281.905.2760
kyla.linn@compass.com



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