

THE VALUE IS IN THE UPGRADES

EXTENSIVE SELLER IMPROVEMENTS | 2022–2026

**\$300K+ Featured
Improvements**

EXTERIOR & OUTDOOR LIVING

\$144K

- Texas-adjusted, drought-tolerant professional landscaping
- Complete backyard drainage system with sump pumps
- Covered patio slate repair + sealed stamped concrete
- Cedar privacy fencing around backyard
- Outdoor kitchen / built-in grill upgrades
- App-controlled mosquito misting system
- Full exterior paint, trim & seamless aluminum gutters
- Poolside Metal pergola with retractable roof, built-in fans & lighting
- App-controlled sprinklers with zone / flow sensors
- Steel-reinforced construction beneath the stucco exterior provides added structural resilience for severe weather

INTERIOR & LIVING SPACES

\$67K

- Full interior repaint with custom finish detail
- Total electrical switch replacements & outdoor patio
- 46-inch linear gas fireplace remodel
- White marble-look porcelain fireplace surround
- Hardwood flooring added to closets
- Upgraded lighting throughout home
- Custom Iron entry doors & Staircase
- Custom stonework kitchen + wine vault

WHOLE-HOME SYSTEMS & TECHNOLOGY

\$64K

- 26kW Generac whole-home generator
- Whole-home water softener & purification
- Multi-room / zone Russ-Sound home audio sound system
- App-Controlled Digital security: keyless locks, panels, and cameras
- App-controlled exterior lighting
- 50-gallon water heater replacement
- Whole-home surge protection

Pool & Spa

\$24k

- Pebble-Tech Aggregate finish + tanning ledge
- Added heating/Cooling systems
- Water sheers & Fire Features
- Variable-speed pumps
- Color Variation pool lighting
- App – Controlled Intelli-Chlor/Digital controls
- Automatic Polaris Cleaner

GARAGE & CONVENIENCE

\$12K

- Premium insulated garage doors
- Upgraded garage door motors room / openers
- Garage storage rack system
- Oversized 3-car split garage
- Large finished upstairs storage
- Large upstairs Storage Room

Improvement costs are seller-provided; featured upgrades represent selected major improvements and are not all inclusive

PREMIUM CUSTOM HOME • TURNKEY • MOVE-IN READY