

Helpful Information for Buyers, Provided by the Seller
10514 Rigel Ridge Way | Candela

Builder Upgrades & Special Features

OVER \$55,000 IN BUILDER-SELECTED OPTIONS

This home was thoughtfully customized when built, with upgrades ranging from the dramatic stacking glass doors and outdoor-kitchen prep to cabinetry, flooring, electrical, technology and designer finishes.

- **12' x 8' three-panel Western stacking glass door** connecting the living area to the covered patio — an approximately **\$11,565 builder upgrade**.
- Covered patio was **pre-plumbed and pre-wired for a future outdoor kitchen**, including gas stub-out, sink rough-in and dedicated exterior GFCI outlets.
- Upgraded **42" maple kitchen cabinetry** plus upgraded cabinetry at the island.
- Upgraded **Omega Stone kitchen countertops** and **undermount** stainless-steel sink.
- Upgraded **white beveled tile backsplash installed in a herringbone pattern**.
- Stainless-steel kitchen package with **5-burner gas cooktop, built-in convection wall oven, microwave and dishwasher**.
- Upgraded **luxury vinyl plank flooring** throughout the main first-floor living areas.
- **Satin-black metal stair balusters** and upgraded open railing overlooking the foyer and family room.
- **Surround-sound package** in the family room plus additional low-voltage pre-wiring.
- Builder-added electrical upgrades include **five exterior weatherproof outlets** and additional interior outlets.
- **Full gutters** and garage door openers included through the builder's Move-In Ready Package.

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What We Love About This Home

- Purchased new, giving the sellers the opportunity to thoughtfully select finishes and upgrades throughout the home.
- The **open living room is one of their favorite spaces**—especially for hosting family and friends.
- The dramatic **three-panel stacking glass door** opens the living space to the covered patio, creating a great indoor/outdoor entertaining setup.
- A flexible floor plan with **4 bedrooms and 4 full baths**, including **two bedrooms downstairs**, offers plenty of room for guests, work-from-home needs and everyday living.
- The sellers have especially loved the home's **spacious, open feel and ability to accommodate gatherings**.
- Quiet and peaceful neighborhood.

Utility Information

Electric: Rhythm Energy

Gas: Si Energy

Water: Fort Bend County MUD No. 229

Internet: AT&T

HOA Annual Dues: \$750