

# 8138 Oak Knoll Lane

Houston, Texas 77028

## Features

### Energy Efficiency

- ◇ HVAC System
- ◇ 50 gallon high efficiency gas water heater
- ◇ R-30, R-19, R-13 insulation
- ◇ ENERGY STAR—Vinyl Window
- ◇ New Roof ; asphalt shingles, ventilation ; attic vents
- ◇ Power upgrades—electrical wiring
- ◇ Plumbing upgrades—upgrade / replaced pipes

### Interior

- ◇ Durable & attractive vinyl plank flooring
- ◇ Additional square footage in Kitchen and Laundry Room
- ◇ Raised panel doors
- ◇ Polished nickel door knobs and hardware
- ◇ Ceiling Fans in Living Room and all bedrooms
- ◇ Rounded drywall corner
- ◇ Bright White Crown Molding and framework
- ◇ Neutral color paint throughout
- ◇ Tray Ceiling design in Living Room / Master Bedroom
- ◇ Recessed LED lighting in Living / Family / Kitchen

### Kitchen

- ◇ Granite Countertops—finished edge—quarter round top / bottom
- ◇ 30" Custom designer Cabinets featuring soft closing cabinet and drawers
- ◇ Large /Extended Center Kitchen Island with storage and eat-in kitchen seating
- ◇ Chrome faucets with pullout spray nozzle

- ◇ Stainless Steel appliances—free standing gas stove /dishwasher
- ◇ Undermount dual basin stainless sink (60/40)
- ◇ Garbage disposal

### Bathroom

- ◇ Master bath : Frameless Walk in Shower with built-in bench seat; double vanity; full with mirror
- ◇ Secondary bath: Tub/shower combination
- ◇ Designer vanity cabinets match kitchen
- ◇ Elegant stone/ Corian countertops
- ◇ Chrome finished faucets, showers, vanity light bar, and accessories
- ◇ Elongated commode
- ◇ 12 x 24 Ceramic tile (Earth tone) —shower walls with 2 x 2 warm gray accent (master bath)
- ◇ 12 x 12 Ceramic tile (Gray) - shower wall with 2x 2 warm gray accent (secondary bath)

### Exterior

- ◇ Stylish, fiberglass exterior doors ( front / rear )
- ◇ Stone Elevation featuring extended covered porch
- ◇ Landscape included matched stoned flowerbed
- ◇ Rod iron fence
- ◇ Large Fully fenced back yard with Mature Trees (Lot size 54 x 130)
- ◇ New Roof ; asphalt shingles, ventilation ; attic vents