

## **16507 Clearcrest Dr. Updates/Upgrades/Items of Value**

Thoughtfully constructed with NO formal living room. Only 2<sup>nd</sup> owners. Well cared for, owners subscribe to pest/termite prevention & heating/AC maintenance. Minutes away from NASA, Kemah Boardwalk, neighborhood pool, playgrounds, tennis courts, volleyball, basketball, outdoor workout machines and 2 miles of green space. Nationally recognized Clear Creek ISD.

**Never flooded!**

<b>Custom built home</b>	<b>No carpet</b>	<b>Double-paned windows</b>
<b>PEX &amp; copper piping</b>	<b>Water Heater</b>	<b>Pocket doors</b>
<b>Updated doors throughout</b>	<b>Ring Doorbell</b>	<b>Nest Thermostat</b>
<b>Underground drainage</b>	<b>Vaulted Ceilings</b>	<b>Leaded Glass Entry</b>
<b>Gas-log fireplace</b>	<b>Built-in Shelving</b>	<b>Wired Security System</b>
<b>AC w/germ reducing light</b>	<b>Ductwork</b>	<b>No Carpet (wood &amp; tile)</b>
<b>Vaulted ceiling w/beams</b>	<b>Cabinets above W/D</b>	<b>Hardie siding</b>
<b>Tri-level deck with Pergola</b>	<b>Extra storage in garage</b>	<b>Blown Attic Insulation</b>
<b>Large lot</b>	<b>Chimney re-sealed</b>	<b>Updated Guest Bath</b>
<b>Framed bathroom mirrors</b>		
<b>Bathroom brushed nickel fixtures and faucets</b>		
<b>Deck and Fence Painted and Sealed</b>		
<b>Breakfast Area Chair Rail Matching Kitchen Cabinetry</b>		

**Kitchen: granite counters, undermount sink, undermount lighting and hidden outlets, custom backsplash, solid wood cabinetry with soft close and display glass, high-end Jenn-Aire appliances including induction cook-top and convection oven**

**Master Bath: cascading quartz counters, 2 walk-in closets w/custom systems, floor to ceiling storage cabinets, framed mirrors, 3x5 free-standing shower w/frameless glass, custom tile, vessel sinks, brushed nickel fixtures and faucets, separate lavatory**