

LIST OF UPGRADES FOR YOUR CONSIDERATION

5611 Tatteridge Drive, Huntwick Forest, Houston, Texas 77069



Throughout the downstairs:

- Engineered hand-scraped hardwood floors, 6" width
- Six-panel doors and brushed nickel hardware
- Deco wall plates, plugs and rocker switches (several are dimmer switches)
- Nest thermostats and Nest Protect smoke and carbon dioxide sensor
- Wifi-enabled ADT security system with remote controls
- Air vent covers

Master Bedroom

- New paint
- LED recessed lights
- Ceiling fan/light with remote
- Barn doors

Master Baths (x2)

- Removed drop-downs above vanities
- Added LED recessed lights
- Added wall-mounted three-lamp fixtures
- Quartz counters
- Rectangular ceramic vessel self-rimming sink flat sinks
- Single handle waterfall faucets
- Antique finished cabinets
- Brushed satin nickel cabinet round knobs
- Knobs and towel holders
- New mirrors 55" x 32"

Master Shower

- Removed drop downs and replaced entire ceiling drywall and pipes
- New blinds
- Homewerks ceiling fan with integrated LED light and Bluetooth speaker
- Repainted walls
- Tile shower border trim
- Glass shelves
- Brushed nickel dual toilet paper holder with integrated shelf
- Crystal chandelier lighting
- Bi-fold doors

Master Bedroom Closets

- New lights
- Repainted
- New shelves
- Hardwood floors
- Note: storage area accessible through front master closet

Home Office / Study / Nursery

- Satin nickel crystal decorated shade flush mount chandelier
- Double opening exterior French doors
- Removed "grass" wallpaper and reskimmed walls
- Refinished built-in cabinets with eggshell white paint and new knobs

Guest powder room

- Quartz counter
- Undermount sink
- Oil rubbed bronze faucet, towel ring, toilet paper holder, and cabinet knobs
- Removed drop down
- Wall mounted three-lamp vanity lights
- New fan cover
- Refinished cabinets
- New mirror 55" x 31"

Dining Room

- New paint
- Window treatments

Wet Bar area

- Antique brass single pole faucet
- Black solid surfaced 15" bar sink with chrome drain
- Refinished cabinets
- Modern kitchen brass 5" T-bar knobs
- Sanded, primed and painted wall panels
- Recessed LED lights

Living room

- Sanded, primed and painted wood panels (eggshell on panels, satin on crown molding)
- Removed popcorn ceiling and repainted
- Recessed LED lights
- Refinished built-in cabinet and fireplace mantle
- New ceiling fans
- Window treatments

Foyer

- Round, flush mounted ceiling light with crystal accents
- Privacy window treatment
- Refinished door with black satin
- Repainted walls and trim
- New wood stairs and risers

Breakfast nook

- Refinished built-in desk and matching chair
- 5" brass T knobs
- New brushed gold pendant chandelier
- 2" window blinds

Kitchen

- Removed drop-down cabinet over cooktop
- Added lighted stainless steel and glass hood
- Refinished all cabinets with white eggshell paint
- Added 5" cabinet T knobs and 2" drawer pulls
- Samsung stainless steel microwave (2018)
- Kitchen Aid stainless steel convection oven
- Kitchen Aid stainless steel trash compactor
- Kitchen Aid stainless steel dish washer
- Samsung stainless steel 24 cubic ft counter-depth refrigerator (not included)
- New brushed nickel faucet
- New glass pantry door
- Butcher block island cover
- Recessed LED lights
- Ceiling repainted

Back stairs

- New solid wood six-panel door between garage and interior with spring-loaded brushed nickel hinges
- Wall sconce light
- Wood stairs and risers
- Refinished railing

Laundry room

- Fifteen panel glass door
- Mid-century styled schoolhouse globe lights in laundry room and attached toilet
- Repainted walls
- Refinished cabinets with white eggshell paint
- Added 5" cabinet T knobs and 2" drawer pulls
- Samsung front load washer and dryer with pedestal (not included)
- Samsung stainless steel refrigerator 18 cubic feet (not included)
- Quartz counter with new faucet and stainless steel sink
- Note: storage area accessible through toilet area

Garage

- Fluorescent box lights
- Painted floor and walls

Upstairs

- New carpet installed January 2018
- Nest thermostat
- Six panel doors throughout
- Deco wall plates, plugs and rocker switches (several are dimmer switches)

Game room

- Removed popcorn ceiling and outdated box recessed lights
- Repainted walls, wainscoting and crown molding
- Bi-fold doors on closets
- Two 15 panel glass doors
- Installed mini-recessed lights
- Ceiling fans
- 2" white blinds
- New faucet for bar sink
- Removal of glass shelves and wall covering
- Refinished cabinets and new hardware

Guest (third) bedroom

- Repainted
- New ceiling fan
- Window treatments
- Bi-fold closet door

Guest Bath

- Quartz counter with under-mount sink
- New brushed nickel waterfall faucet
- Removed drop down
- Installed wall-mounted three lamp light
- New mirror and towel rack
- New water efficient toilet
- Repainted

Hallway

- New directional LED light
- Nest thermostat

First and second bedroom

- Ceiling fans
- Removed border wallpaper trim
- Repainted walls
- Wall-mounted desk in one room (stays)
- Window treatments

Jack and Jill bathroom

- New tile floors
- Granite counters with under-mounted sinks
- Brushed nickel faucets
- Moroccan tile back splash
- Flush mounted crystal ceiling lights
- New mirrors
- Recessed LED lights
- New towel racks
- Bi-fold doors to closets and toilet
- New water efficient toilet

Front yard

- Repainted front lamp post
- Wifi-controllers for left flood light, porch light and wall lights
- Ring doorbell
- New porch light fixture
- Additional boxwood hedges
- Limestone brick borders
- Refinished exterior of front door

Back yard

- New Polaris booster pump
- New fence with 6" boards and 10" corral board base
- Wood arbor
- Flagstone walkway
- Wood planters
- Motion light under patio
- New recessed lights
- New ceiling fans
- Wood box frame around metal support beam
- Artist signed concrete fountain and female statue (negotiable)
- Motion security lights

5611 TATTERIDGE DRIVE BUDGET:

✓ Low tax rate	\$2.557 per hundred
✓ Low Annual HOA fees	\$138 annually
✓ Average Gas & Electricity	\$150 month
✓ Water, sewer, trash, recycling	\$175 month
✓ Current Lawn Service	\$25 weekly (every Thursday)
✓ Pool Maintenance	\$50 weekly (every Wednesday)