

2017 Briarlane Dr.

Special Features, Updates, and more....

Interior

- Renovated to make new again - May/June 2018!
- All new flooring – June 2018:
 - Hand-Scraped Hardwoods in Foyer, Formal Dining, and Family Room
 - 12" x 24" tile in Kitchen, Laundry, all Baths
 - Carpet in all bedrooms and Game Room
- Fresh Paint throughout – May 2018:
 - Sherwin Williams Repose Gray® on all walls
 - Extra White on all trim
- Fireplace Remodel – May/June 2018:
 - Replaced interior wall of firebox
 - Added Stacked Ledge Stone veneer & White Mantel
- Kitchen Remodel – May/June 2018
 - Granite Counter Tops (Giallo Ornamental White)
 - Gray 3" x 6" Subway Tile Backsplash
 - Undercounter lighting added
 - Electrical updated with GFCI's
 - New Stainless Steel Appliances
 - 27" Double Oven
 - Dishwasher
 - Gas Cooktop
 - Vent Hood
 - Cabinet Doors & Drawers all replaced and cabinet boxes painted
- Master Bath Remodel – June 2018
 - Granite vanities (Giallo Ornamental White) w/ undermount sinks
 - Shower redone with 12" x 24" tile with accent wall & built in niches
 - Added a second Sink & Vanity!
 - Added exhaust vents above shower and in water closet
 - Décor Framed Mirrors
 - Cabinet Doors & Drawers all replaced

- Guest Bath Remodel – June 2018
 - Granite vanities (Giallo Ornamental White) w/ undermount sink
 - Replaced Tub & added 3"x6" tile surround
 - Added exhaust fan/light
 - Décor Framed Mirrors
 - Cabinet Doors & Drawers all replaced
- Half-Bath Remodel – June 2018
 - Granite vanities (Giallo Ornamental White) w/ undermount sink
 - Décor Framed Mirrors
 - Cabinet Doors & Drawers all replaced
- Lighting – all fixtures replaced May/June 2018 with Brushed Nickel Finish
- Ceiling Fans added in Family Room & all Bedrooms – May/June 2018
- Electrical Updated – May/June 2018:
 - Breaker Box updated to 200 amp
 - GFCI's added in all wet areas and exterior plugs (except one plug in garage designated to be used for freezer or extra fridge)
 - Added door switches to master closets
 - Replaced all outlets and switches with Décor Style
- Plumbing updated – May/June 2018:
 - Re-Piped: entire house was re-piped, replacing the galvanized pipes with Pex® pipe & all new plumbing stops
 - Faucets were all replaced with Brushed Nickel Finish
 - Toilets were all replaced
 - Water Heater Replaced
- HVAC replaced with 5-ton 14-SEER unit w/ a 10-yr warranty – May 2018
- Added 12" to 14" insulation to attic – June 2018
- Windows: Low-E Double Pane Energy Efficient high-impact windows

Exterior

- HUGE backyard with no back neighbors – property extends further back than current yard/tree – 6+ acres of woods between house & Rabbs Bayou
- HIGH & DRY – property has never flooded, not even during Harvey!
- Magnolia Tree planted in front yard – June 2018
- Beds added to front yard – June 2018
- Freshly painted – June 2018
- Rebuilt and Replaced chimney cap – June 2018

- Garage stripped of old siding & paneling inside, cleaned and sprayed with pesticide – June 2018
- Garage Door Opener installed – June 2018
- All Siding, Soffits, and Facia was replaced by previous owner (exact date unknown) with cement-based materials (i.e. Hardi-Plank®) and full vent soffits for increased attic ventilation
- Roof was recently replaced by previous owner (exact date unknown)
- Foundation was leveled by previous owner (exact date & contractor unknown), however, current owner had Jericho Foundation inspect foundation on April 8, 2018 and received a good report (available upon request)

Other

- Sought after neighborhood with many long-established neighbors, as well as new families, many with young children
- Conveniently located to Downtown Richmond, new shopping, medical facilities, new HEB grocery store, Hwy 59/I-69, Hwy 90-A – awesome location!
- No HOA (Home Owners Association) – not needed here, everyone seems to look after each other and keep their properties looking good!
- City Utilities – water, sewer, and trash pickup

Let's make Briar Lane your next home!