

# Property Upgrades & Amenities

## 12003 Waldemar Dr. Houston, TX 77077

- Oversized French drain.
- Roof about 5 years.
- Garage driveway about 3 years.
- Foundation was adjusted prior to renovation.

### **Below items were completed early 2019**

- New fresh paint throughout the entire home.
- New blackout curtains throughout the entire home.
- The floor style of this home was built with several levels. Removed old tile, leveled to one level. Installed new wood-like tile.
- New carpet in all bedrooms.
- Refinished all the **built-in wood** cabinets & replaced all the hardware.
- New granite counter tops: kitchen, wet bar, bathrooms, utility room & game room
- New: island kitchen range hood, cooktop, garbage disposal & dishwasher
- New sinks & faucets in the kitchen & bathrooms.
- New bifold doors in pantry, linen closet & the 3<sup>rd</sup> bedroom closet.
- Master bathroom: converted the bath tub to frameless glass shower.
- Main bathroom: new bathtub and tile.
- New oversized toilets in the master & main bathroom.
- New light in the formal dining.
- New fan in the den/family room.
- New light in the breakfast area.
- Both of the AC units was checked on 09/01/19 & they are in good condition.
- Foundation was evaluated on 09/17/19 with result of **NO ISSUE**. Report is attached.
- **Updated breaker box was replaced on 10/03/19. Passed Inspection is attached.**

Information is for reference purposes only.