

## **ELECTRICAL:**

NEW SERVICE BOX AND ALL NEW ELECTRICAL LINES

ALL NEW, DESIGNER SELECTED AND ON-TREND LIGHTING FIXTURES

## **PLUMBING:**

ALL NEW PVC PIPES INCLUDING MAIN LINE

ALL NEW, DESIGNER SELECTED AND ON-TREND PLUMBING FIXTURES

BRAND NEW TANKLESS WATER HEATER

CLAWFOOT TUB IN MASTER

ALL BRAND NEW HVAC SYSTEM (2 UNITS), AC DUCTS AND INSULATION (BOTH IN THE ATTIC AND WALLS)

## **STRUCTURAL:**

NEW ROOF

LAYOUT REDESIGNED AND OPTIMIZED BY DESIGNER AND ARCHITECT

COMPLETELY GUTTED TO THE STUDS

ALL FRAMING WAS CAREFULLY INSPECTED WHEN THE HOUSE WAS STRIPPED DOWN AND ALL FAILING/CONCERNING WOOD WAS REPLACED

FOUNDATION INSPECTED AND REPAIRED

## **APPLIANCES:**

GE CAFE SERIES - DESIGNER CURATED WITH BLACK BRUSHED-METAL HARDWARE

DESIGNER CURATED MATTE BLACK WITH CUSTOMIZED BRUSHED-METAL HARDWARE

36" PROFESSIONAL STYLE GAS RANGE- CHEF-INSPIRED PROFESSIONAL RANGE WITH ADVANCED COOKING TECHNOLOGY AND INTUITIVE DESIGN. COMBINES TRUE EUROPEAN CONVECTION WITH SIX HEATING ELEMENTS INSIDE A 6.3 CU. FT.

CAPACITY OVEN AND SIX FULL-RANGE BURNERS THAT GO ALL THE WAY FROM DELICATE SIMMERING TO A POWERFUL SEAR.

BUILT-IN DISHWASHER WITH HIDDEN CONTROLS- WITH DEEP CLEAN SILVERWARE JETS, BOTTLE JETS AND SIDE JETS, AND TARGETING WASHING POWER FROM THE REVERSING QUAD BLADE WASH ARM

OPTIONAL: MATCHING COUNTER-DEPTH FRENCH DOOR REFRIGERATOR

## **DETAILS:**

BRAND NEW 3/4 INCH THICK RED OAK SOLID HARDWOOD FLOORS WITH CUSTOM STAIN

CUSTOM DESIGNED AND ON-SITE BUILT CABINETRY THROUGHOUT

QUARTZ COUNTERTOPS

HIGH-END PAINT AND SMOOTH FINISH WALLS THROUGHOUT

PROFESSIONALLY PLANNED, INSTALLED AND MAINTAINED LANDSCAPING

ALL WORK DONE WAS APPROVED AND INSPECTED (AS REQUIRED) BY STRUCTURAL ENGINEERS, THE CITY OF HOUSTON AND HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION



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