

1015 DARIA DR | HOUSTON, TX 77079

FLEETWOOD SUBDIVISION – GREAT NEIGHBORS, LARGE LOTS, AND 24/7 ARMED SECURITY PATROL

Fleetwood is nestled east of Hwy 6 & I-10, a charming private neighborhood with lots of old growth trees and is a popular location due to:

ENERGY CORRIDOR LOCATION: The Energy Corridor is home to several Fortune 500 companies, including BP, Citgo, ConocoPhillips, Dow Chemical, ExxonMobil Chemical, and Foster Wheeler. Over 80,000 employees commute to the district daily.

PROXIMITY TO PARKS AND TRAIL SYSTEM: Fleetwood is located between George Bush Park (7,800) and Terry Hershey Park (500 acres). Both feature a variety of outdoor entertainment facilities and a network of trails.

GREAT SCHOOLS: Fleetwood homes are zoned to some of Katy ISD's award-winning schools: Wolfe Elementary, Memorial Parkway Junior High and Taylor High School. All three are National Blue Ribbon Schools. (See Best Schools in the Houston area.)

DINING AND ENTERTAINMENT SPOTS: Residents have easy access to several shopping, dining and entertainment centers. West Oaks Mall, City Centre Plaza, and Memorial City Mall are minutes away from the community.

ACTIVE COMMUNITY ASSOCIATIONS: The Fleetwood Property Owners Association and Fleetwood West handle the community's day-to-day maintenance, landscaping and 24/7 security patrols, as well as enforces its architectural guidelines and deed restrictions.

HOME FEATURES

1. KITCHEN – Completely new dream kitchen renovation

- Appliances – **ALL NEW**
 - ✓ 36" KitchenAid Gas cooktop with down draft vent with high volume CFM.
 - ✓ 30" KitchenAid Combination Oven with convection microwave oven
 - ✓ Bosch dishwasher – stainless steel with hidden controls for a sleek look.
 - ✓ 19" NewAir icy cold to 34° stainless steel beverage fridge with glass door.
 - ✓ Magic Chef 3.3 cu. ft. mini fridge
- Premium Quartz Countertops throughout the entire home.
- Cabinets – **ALL NEW** cabinetry upper and lower with custom cabinetry in some areas. Plenty of soft close drawers in the kitchen base cabinets as well as a hidden pullout trash cabinet and a 4ft x 8ft cabinet pantry. LED under cabinet lighting.
 - ✓ All solid wood construction (Maple front & Birch backing + Sides).
 - ✓ Shaker Style – Soft Close Doors and Drawers (Dovetail construction & Full extension)
- Huge Custom Barndoor to spacious laundry room featuring quartz countertops, a sink with plenty of folding space and upper cabinet storage.
- Breakfast Bar / Kitchen island able to seat 4 or more.
- Huge Stainless Apron Sink & Goose neck Faucet – New stainless steel 36" wide and 12" deep farm sink with a new stainless-steel water faucet with spring loaded hand sprayer.
 - ✓ Garbage disposal at kitchen sink
- Study niche adjacent to a window pouring in natural light – perfect for cookbooks or homework

2. FLOORING

- New premium large format porcelain tile throughout first floor.
- New espresso stained birch stairs
- New lush carpets throughout the upstairs & in downstairs master bedroom walk-in closet

3. SMART HOME UPGRADES

- **NEW ETHERNET** networking outlets have been installed in both upstairs and downstairs bedrooms. All ethernet outlets are routed to the smart closet, including HDMI & Ethernet from the fireplace to smart closet for home entertainment purposes.
- Home theatre outlet above fireplace mantle has HDMI, Ethernet, and an open conduit for fishing any wires need to the smart closet.
- Home pre-wired for high speed internet to the smart closet.
- **SMART LIGHTING** Downstairs lighting is smart home ready and controlled at the palm of your hand. Upstairs lighting could easily be added-on to your desired smart home system as well.
- **TEN IN-CEILING PREMIUM SPEAKER SYSTEM** installed throughout the downstairs for whole home audio and home theatre system. All pre-wired to the smart closet.
- **RING** Doorbell with camera for security and smart home convenience. Answer the door from your phone or be notified when people enter or leave the home are all possible.

HOME FEATURES

4. **PLUMBING** – All NEW PEX plumbing throughout the entire house
 - NEW toilets throughout the house in all 3 full bathrooms and 2 half bathrooms
 - NEW walk-in showers in the master bathroom downstairs and one upstairs
 - NEW soaker tub in the master bathroom downstairs and one upstairs
5. **BEDROOMS** – Five bedrooms & one huge game room that could be a sixth bedroom if needed. Four upstairs bedrooms have adjoining bathrooms and the downstairs master suite has a huge private bathroom and sprawling walk-in closet.
 - Downstairs Master Bedroom
 - ✓ New ceiling fan with wall controls & recessed LED lighting
 - ✓ Ethernet outlet for highspeed home network connection
 - Downstairs Master Bathroom
 - ✓ Huge marble tiled wet area
 - ✓ Walk-in Shower with marble & pebble shower pan tile, bench, & rain fall shower head
 - ✓ Huge freestanding soaker tub with opal luster glass waterfall tile
 - ✓ Two undermount sinks & full vanity with chair space underneath
 - ✓ Polished nickel modern style faucets & fixtures
 - ✓ Huge framed vanity mirror
 - Downstairs Master Walk-in Closet – Extremely Spacious
 - ✓ NEW custom solid wood shelving throughout the closet – move in ready
 - ✓ Large window for natural light inside the closet
 - ✓ Glass closet door to let natural light into the bathroom
 - Upstairs Bedrooms – completely updated with all new outlets and fixtures
 - Upstairs Bathrooms completely remodeled
 - ✓ Walk-in shower in one bathroom and the other bathroom with NEW shower-tub combo
 - ✓ ALL NEW Premium floor and wall tile with stainless tile edging.
 - ✓ NEW cabinetry, vanity sinks, fixtures and lighting.
6. **INTERIOR**
 - NEW Two Amana AC units with all new ductwork and all new exterior units. WiFi enabled wall thermostats that can control via mobile devices.
 - NEW insulation blown in the attic.
 - ALL NEW Stair railing and solid wood steps stained espresso
 - NEW paint throughout the entire house, walls are Sherman Williams – Agreeable Grey.
 - NEW 6” baseboards throughout the home
 - NEW 8ft tall doors throughout downstairs and standard size upstairs.
 - NEW premium door handles in satin nickel finish.
 - NEW doorbell chime and smoke detectors throughout the entire house
 - NEW Chandelier in the eating area – also easy to relocate to a different location if desired
 - NEW ceiling fan throughout the home.
 - ALL NEW circuit breakers installed in the breaker box.
7. **EXTERIOR**
 - 8ft High Cedar Fully fenced in private backyard
 - Large in-ground POOL with stamped concrete patio and gas grill
 - Sprinkler System
 - RECENTLY INSTALLED Roof installed 2015
 - NEW WINDOWS LowE energy efficient, large double hung oriel, with screens.
 - NEW sodded lawn front & back with elevated flower beds.
 - NEW 16ft wide x 7ft tall motorized garage door