

7518 Carew, Houston, TX 77074

## *Premium Upgrades*

- 1) Over sized corner lot with spacious backyard (Ready for your Texas sized pool).
- 2) Huge backyard with new 6' & 8' picket fencing for your privacy, featuring 2 1/2" steel poles (No 4 x 4s).
- 3) All new six panel doors and space saving two-way sliding glass doors in all closets.
- 4) New spacious refrigerator recessed area (Sub-Zero and built in appliance compatible).
- 5) New open contemporary floor plan was created for the kitchen, breakfast, dining, living area by removing several walls.
- 6) New VALUE WINDOW Co. double paned vinyl Low-E windows. (See lifetime warranty attachment).
- 7) New elegant real wood Oak floors throughout (Not engineered).
- 8) New Italian premium cross-cut travertine tile throughout bathrooms.
- 9) New modern baseboards.
- 10) New interior and exterior paint.
- 11) New Hardie board on exterior and all entries. (No wood on exterior of home)
- 12) All frieze boards are upgraded to 3" Hardie board.
- 13) Completely remodeled bathrooms with new fixtures, undermount sinks with granite counter-tops.
- 14) The master bathroom accommodates a spacious walk-in shower with privacy glass windows.
- 15) Serviced HVAC system with new compressor, double plenums, all new R-8 ducting and registers, return air vents in master bedroom, hallway and living area, (3 total). Upgraded for energy efficiency.
- 16) All new CPVC 3/4 and 1/2 " plumbing throughout.
- 17) Upgraded 4" PVC waste line with clean-out and 1" water line in front of the home.
- 18) Custom 4 inch LED lighting in kitchen, bathrooms and breakfast areas.
- 19) LED exterior flood lighting in driveway area and backyard.
- 20) All new electrical service inside and outside.
- 21) New 30-year roof installed in 2016.
- 22) New high-line stainless steel vent hood.
- 23) New high-line stainless steel dishwasher.
- 24) New water heater.
- 25) New high-line designer tempered glass and wrought iron front door.
- 26) New vinyl sliding glass door leading to the back yard.
- 27) Custom tiled stone front porch.
- 28) Custom granite counter-tops in the kitchen.
- 29) Custom high-line glass doors on kitchen cabinets.
- 30) Custom 2" wood blinds installed in all windows.
- 31) New custom Clo Pay Classic two car garage door and opener with one remote.
- 32) Custom grey/black speckled epoxy garage floor.
- 33) New Harbor Breeze Remote Ceiling Fans
- 34) Transferable Foundation Warranty

***\*The Agent/Owner is also willing to make buyer specific customizations on the home with any acceptable offer.  
Serious buyers please call Ronald Graham (Agent/Owner) at  
832-374-9595***