



# 12438 CARRIAGE HILL DRIVE

## Features & Amenities

 4 bedrooms

 2 bathrooms

 2,159 sq ft



## THE PROPERTY

Mid-Century Modern meets the great outdoors is the best way to describe this completely remodeled & updated, NEVER FLOODED home with a Backyard Oasis. You enter through the brushed gold Rockport glass & wood panel door & instantly notice luxury accessories & details throughout the home. You're welcomed inside by Amazing Site Lines & Fabulous Flow from room to room across Luxury vinyl-plank waterproof floors. Architectural details abound with Soaring Ceilings flanked by handsome wood-stained beams matching the new wood Floating shelves adjacent to the Fantastic Focal Fireplace! You'll be WOW'd by the Luxury Lighting & Remodeled Kitchen boasting High-End GE CAFE appliances, Quartz counters & EXTREMELY durable Black Quartz sink with Touchless Faucet. You'll go crazy over the NEW PEX plumbing, A/C condensor coil, decora plugs/switches, newer roof, & much more!

## KEY FEATURES

- ✓ New Cement Board Siding
- ✓ New Windows
- ✓ New 5 Ton Condenser Goodman with New AC Grills, New Coil, & New Drain Pan
- ✓ Copper Electrical with NEW Outlets/Switches
- ✓ Pex Plumbing
- ✓ All Plumbing and Electrical were inspected and APPROVED by City of Houston
- ✓ New Nest Thermostat
- ✓ New Exterior Mid Century Modern Door with Schlage Electronic Lock - ZWave Compatible
- ✓ New Interior Doors/New Door Hardware
- ✓ New Designer Light fixtures
- ✓ New LED Light Inserts - Damp Resistant & Dimmable.
- ✓ New Delta Plumbing Fixtures
- ✓ New Kitchen Faucet Touch2.0
- ✓ 100% Waterproof/Toddler Proof/Pet Proof SPC Luxury Vinyl Flooring
- ✓ New GE CAFE Stainless Steel Appliances
- ✓ New Cabinets pulls
- ✓ New White Cabinets with Soft Close
- ✓ New White Quartz Countertops
- ✓ New Kitchen Black Quartz Sink (Extremely Durable)
- ✓ New Tub & Toilets
- ✓ Gun Safe Included with New Lock Code
- ✓ Refrigerator, Washer And Dryer Included
- ✓ New Exterior/interior Paint
- ✓ New Custom Stained Cedar Shutters
- ✓ New Landscaping with Modern Swinging Chair
- ✓ New Modern Horizontal Fence with Gate
- ✓ Foundation Repaired with Transferable Warranty - Olshan



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