

14210 Chartley Falls Drive, Houston, TX 77044

List of Features & Improvements

Features

- 4 bedroom with Study, Den or formal Living, formal Dining, 2.5 baths, WATERFRONT!
- Spacious gourmet kitchen with 42" cabinets, cooktop island, stainless steel appliances, quartz countertops, glass backsplash, granite sink, coffee bar/wine fridge counter, open to the Family Room, sit-up breakfast bar. Gas IS available to the kitchen island!
- 14' ceilings in the Family Room, 11' ceilings throughout the rest of the house, 8' doors, tray and coffered ceilings, custom molding, arched entryways, built-ins, art niches, transom window accents.
- Variable width (3"/5"/7") plank engineered woods through the entry, Dining, Kitchen, Breakfast Room, Study, and Family Room, carpet in the bedrooms.
- Plantation shutters throughout, Hunter Douglas top-down shades in Family and Breakfast rooms.
- Large Master with reading nook.
- Master Bath has travertine tiles, oversized shower with dual shower heads, separate garden jetted tub.
- Generous Master Closet with built-in drawers, shoe cubbies and open storage.
- Gas-log fireplace.
- Covered back patio extends behind the Study, Breakfast Room, Family Room with French doors from the Study, another access door from the Family Room, and another private access door from the Master bedroom.
- Den also has French doors to a quaint covered patio at the front of the home.
- All bedrooms are generous in size with full walk-in closets – this is a true custom home!
- Wired alarm system.
- Built-in entertainment system in Family Room – TV can convey with home.
- Spacious backyard, tropical plants, orange tree. Access to lake and walking path from backyard gate.
- Community Clubhouse with park, tennis courts, pool, and gym.

Improvements - Interior

1. 2017-2020 – Replaced all light fixtures and ceiling fans.
2. 2020 – New door hardware.
3. 2019 – New smoke detectors throughout.
4. 2017-2018 – Kitchen remodel: Custom antiqued cabinets, quartz countertops, glass backsplash, stainless steel appliances. Double convection oven, self-clean with meat thermometer.
5. 2017 – Engineered hardwoods, variable width plank – 3" / 5" / 7.
6. 2017 – Interior paint.
7. 2017 – Plush carpet with ¾" pad.
8. 2017 – New countertop and sink in guest bath.
9. 2017 – New commodes.
10. 2017 – New gas logs in fireplace.

Improvements - Exterior/Systems

1. 2020 – New garage doors.
2. 2020 – New shutters on the front of the house.
3. 2019 – Replaced both hot water heaters.
4. 2019 – Sprinkler system updated – Texas Rainmakers – 6 zones front & back.
5. 2019 – Gutters back of the house to properly channel water away.
6. 2019 – Outdoor drainage system – Blalock – 4” weeping tile effectively drains water from back of the yard out to the front. No flooding issues ever, but this cured the yard from being “soggy” after heavy rains.
7. 2019 – Outdoor ceiling fans, light fixtures.
8. 2018-2019 – All new Air Conditioning and Furnace (2 units), Trane 5-ton & 4-ton condensers. All new ductwork!
9. 2018 – New Therma TrueDoor – front door!
10. 2018 – All new high-impact laminated double-pane windows (rated to sustain winds of 155 mph).
11. 2018 – Replaced right side fence.