

Upgraded Items at 69 Ambleside Crescent Dr. Sugar Land, TX 77479

First Floor upgraded 3 years ago.

- Refinished Exterior and interior main door.
- The entire first floor including master bedroom - Vanier engineered wood - Acacia Collection, hand scraped in walnut.
- Oak wood floor customized on stairwell.
- Ceiling fan in living room.
- Calacatta quartz fireplace mantels.
- Custom shutter windows throughout the home - first floor and second floor.
- Entire house has new paint.
- Bari chandelier entrance by Hudson Valley.
- Bari chandelier by Hudson Valley in formal dining room.

Kitchen upgraded 3 years ago.

- Tourmaline granite countertop from Arizona Tile.
- Thermador cooktop with 6 burners.
- Thermador dishwasher.
- Thermador oven unit with convectional microware.
- Oversized stainless-steel barn style kitchen sink.
- Moen kitchen faucet with drinking water dispenser.
- Drinking water filter system.
- Lighting and many outlets under kitchen countertop and island.
- Four outlet with USB charge around kitchen countertop.
- Plenty recessed ceiling light.
- Backsplash Linear white gray marble with design tile from TileBar.
- All kitchen cabinet newly painted.
- All kitchen doorknobs are tempo center to center bar pull, all brushed stainless steel nickel.
- New chandelier at breakfast area.
- Bench built-in with storages around windows at breakfast area.

Guest Bathroom on first floor upgraded 5 years ago

- Walk-in shower with granite bench.
- Glass shower door pull out with water resistance treatment.
- New sink with granite countertop.
- New faucet at lavatory and shower system with hand shower spray.
- Light fixture with two pendants from Universal Light.
- Porcelain Corvina Noce Tumble Tile from floor to ceiling.
- Accent tile design from Daltile- in both shower areas and vanity area.

Master Bathroom upgraded 3 years ago

- Calacatta marble porcelain tile from Crossville company from floor to wall.
- Accent tile inside shower from TileBar - Espanade French Linen design.
- Accent tile around mirror and bathtub area tile from Daltile and TileBar.
- Shower base tile - Asian Statuary Hexagon design from TileBar.
- Recessed and four pendant lighting.
- Tile from floor to wall inside restroom area.
- New toilet.
- New faucet brushed nickel stainless steel from Arris Moen design with hand shower, rain shower head and three massage shower system.
- Shower bench calacatta design quartz.
- 5/8 inches shower glass door with water resistance.
- New sink and calacatta quartz vanity countertop.
- New faucet brushed nickel from Rohl Caswell design for both tub and two vanities.
- New towel rack and bar holder.
- Newly painted.
- Added more shelves inside the closet.

Second Floor upgrade 3 years ago

- Entire second floor new wood laminate scratch resistant by Kona Acacia.

- Big fan with light adjustable in game room.
- New paint in the entire second floor.
- Granite lavatory countertop Tourmaline at Arizona Tile.
- All new sinks.
- New designs with accent tiles for each bathroom tile from floor to wall.
- New light fixtures in all three bathrooms.
- Shower Glass sliding door from Kohler.
- All new faucets, towel holder and tissue holder.
- All mirrors designed from Z-Gallery.
- All custom shutter windows in the entirely second floor.

OUTSIDE upgraded

- Entire new roof from Joe Choa Company in **March 2018**.
- Natural Beige White landscaping and natural Flagstones in back yard, side walk and front yard (**7 Years ago**).
- Front door resurface with paint (**3 years ago**).
- Exterior House painted (**3 years ago**).
- Salt Water softener system added (**3 years ago**).
- One New A/C unit **2019**.