



## 28411 Monterey Cliff Lane Upgrades

### **KITCHEN**

- ✓ Thermador Appliance Package in Kitchen (\$26,000)
- ✓ Vent hood HPCB36NS (\$2899) / Duct (\$260)
- ✓ Built in Refrigerator T36BT920NS (\$9,299)
- ✓ Dishwasher DWHD640JFP (\$1,499)
- ✓ Range, Propane burners and oven, PRL366JG (\$8,099)
- ✓ Microwave, Convection (\$1,099)
- ✓ Wall oven, Electric, ME301JP (\$3,099)
- ✓ Pot filler
- ✓ Shiplap ceiling
- ✓ Wood Beam on ceiling- from 1800's church
- ✓ Floating shelves- from 1800's church
- ✓ All new cabinets
- ✓ All new floors
- ✓ Trim around windows
- ✓ Custom built pantry door w/ seeded glass
- ✓ Brick added to walls
- ✓ All new light fixtures
- ✓ Added power for above shelf lighting and brass swing arm lamps
- ✓ Pull-out cabinet organizers
- ✓ Iron and crystal door handle for pantry door
- ✓ Golden Champagne cup and cabinet pulls

### **LIVING ROOM**

- ✓ Large light fixture (\$1440)
- ✓ Trim around windows
- ✓ Shiplap above fireplace
- ✓ Mantle of reclaimed beam - from 1800's church
- ✓ Brick around fireplace
- ✓ Shiplap walls in recesses
- ✓ Added floating shelves in recesses - from 1800's church
- ✓ Board and batten on walls
- ✓ All new flooring
- ✓ Leathered Marble countertops

## **OUTDOOR BATHROOM (Perfect for a Pool)**

- ✓ Remodeled shower with custom glass and new tile
- ✓ Leathered Granite countertop
- ✓ New cabinets/sink/faucet
- ✓ Shiplap on walls
- ✓ Designer light fixtures
- ✓ Custom mirror
- ✓ New designer toilet

## **LAUNDRY**

- ✓ Farmhouse sink
- ✓ Moved water supply to wall for wall mounted faucet
- ✓ Garbage disposal
- ✓ Added cabinets
- ✓ New leathered granite
- ✓ Frame for dual washer and dryer
- ✓ New light fixture
- ✓ Shiplap on wall
- ✓ Italian tile on floor

## **LAUNDRY CLOSET**

- ✓ Wine fridge
- ✓ Floating shelf/wine storage
- ✓ Added cabinets
- ✓ Leathered granite
- ✓ New light fixture
- ✓ Shiplap on wall
- ✓ Italian tile on floor

## **HALL**

- ✓ Brick archway
- ✓ New Cabinets
- ✓ Leathered granite
- ✓ Added desk area
- ✓ Chalkboard inset on wall
- ✓ Built in coat/backpack rack
- ✓ Board and batten
- ✓ Keyless entry keypad on door in from garage

## **DINING**

- ✓ Woodwork on arch
- ✓ Board and batten on walls
- ✓ Window trim
- ✓ Arhaus light fixture (\$1,099)

## **OFFICE**

- ✓ Window trim
- ✓ Shiplap on walls
- ✓ New tile flooring in herringbone pattern

## **MASTER BEDROOM**

- ✓ Window trim
- ✓ Board and batten on walls
- ✓ New tile flooring in herringbone pattern

## **MASTER BATHROOM**

- ✓ Cast Iron Clawfoot bathtub from Signature Hardware (\$1700)
- ✓ Moved water supply for tub faucet
- ✓ Freestanding Telephone tub faucet from Signature Hardware (\$739)
- ✓ Leathered marble countertops
- ✓ Square sinks and faucets
- ✓ New tile flooring
- ✓ New cabinets
- ✓ Expanded shower footprint
- ✓ Custom shower glass
- ✓ Subway tile added half way up all around bathroom
- ✓ Added power supply for/and sconces above sinks
- ✓ Added second shower head and rain shower heads
- ✓ Toto Washlet toilet with wall mounted remote
- ✓ Designer swivel mirrors
- ✓ Custom roman window shade
- ✓ Iron and crystal door handles for closet doors

## **MASTER CLOSET**

- ✓ Full Closet organization system with cabinets, Installed racks and Jewelry drawers

## **Back Porch**

- ✓ Tile flooring
- ✓ Palm leaf outdoor fan (1 per porch)

## **FRONT DRIVEWAY**

- ✓ Added stamped concrete
- ✓ Concrete for side parking
- ✓ Outdoor accent lighting/basketball court lighting through Houston Lightscapes (\$3,835)
- ✓ Pro Dunks adjustable in ground Basketball Hoop (\$2,650) plus backstop net and padding

## **DOG YARD**

- ✓ Fencing/2 gates for dogs
- ✓ Concrete dog run
- ✓ Doggie Door

### **UPSTAIRS BATHROOM, SINGLE**

- ✓ New tile in shower
- ✓ Upgraded shower head
- ✓ New flooring
- ✓ Leathered marble countertop
- ✓ New cabinet/sink/faucet
- ✓ New light fixture
- ✓ Tile backsplash around sink area

### **UPSTAIRS BATHROOM, JACK & JILL**

- ✓ New tile in shower
- ✓ New tile flooring
- ✓ Leathered marble countertops
- ✓ Square sinks and bronze faucets
- ✓ Tile backsplash around sink area
- ✓ New light fixtures

### **CRAFT ROOM**

- ✓ Added 2 additional power outlets
- ✓ Ceiling fan added

### **ENTRYWAY**

- ✓ Custom double doors with wrought iron speakeasys
- ✓ Keyless entry keypad
- ✓ Magnolia Market light fixture

### **GARAGE**

- ✓ Epoxy garage floor coating

### **OTHER**

- ✓ TechShield Radiant Barrier
- ✓ Extra blown insulation in attic
- ✓ 4 Different Air-Conditioned Zones with own thermostats for efficiency.
- ✓ Double paned windows.
- ✓ Whole house water softener
- ✓ Entire downstairs added Craftsman door trim
- ✓ Entire upstairs added crown molding
- ✓ Upstairs/stairs all new luxury carpet and upgraded pad
- ✓ Sprinkler system – Front and back: System is on a pump that pulls water from Lake Houston so it is never on water bill
- ✓ Home central AC unit is equipped with three UV light purification systems to destroy mold bacteria fungi and viruses in the air intake. Same thing hospitals have started installing to kill Covid19

