

Upgrades and Special Features

14214 Sandfield Drive
Houston, TX 77077

Recent Upgrades

- **2020**
 - Privacy fence and gate
 - Freshly painted front door, garage door, and exterior trim
- **2019**
 - Native landscaping and fruit trees
- **2018**
 - Composition roof with added ridge vents (November 2018)
 - French Doors with behind-glass-blinds throughout house
 - Dry bar with built-in wine fridge
- **2017**
 - French drain and covered gutters (connected system)
 - Ecobee smart thermostat with Alexa
 - New gray subway tile backsplash in kitchen
 - Attic fans
- **2015**
 - Lennox air conditioner and furnace system
- **2013**
 - Updated kitchen with all LG stainless steel appliances, Boos Block island, granite countertops and pot rack
 - LG washer and dryer
 - Water heater

Special Features

- Crown molding throughout main/living rooms
- Renovated bathrooms
- Wood laminate flooring and tile – no carpet in home
- Updated plumbing with PEX/CPVC
- Updated electrical panel
- Storage added above garage ceiling
- Steps away from Terry Hershey Hike & Bike Trail and Briarhills pool, tennis courts and playground
- Did not flood during Harvey – Never flooded!

Bedrooms: 3
Bathrooms: 2
Stories: 1
Square Feet: 1,936
Year Built: 1980

Beautifully
Updated
Home in
Desirable
Briarhills in
Energy
Corridor!