

HIGHLIGHTS & UPGRADES: 13403 Alchester Ln.

- Home taken down to studs and most framing replaced, first and second floor framing replaced
- Exterior antique “old cedar bayou” brick removed and reinstalled
- Exterior siding removed and replaced with Artisan fiber cement siding with 4” reveal and mitered corners
- Slab evaluated by Structural Engineer after demolition
- Brand new concrete driveway and sidewalk
- Gate added to driveway
- First floor ceilings raised to 10’, second floor 9’
- 14” I joist to support second floor with R30 insulation added between floors for soundproofing
- All new systems to include: Electrical wiring + panel, HVAC and ductwork, PEX plumbing, sewer
- Wired for Cat-5
- Wired for sound on first floor
- Benedetinni custom cabinetry
- Quartz Countertops
- RAM Casement Windows throughout
- Engineered European white oak flooring throughout first and second floors, except in wet areas
- Custom wrought iron handrail on stairs
- LED recessed lights throughout
- Cast stone mantle in family room
- EMTEK hardware throughout
- Benjamin Moore paint throughout
- Garage plumbed for half bath
- Game room can easily be converted to 5th bedroom
- Lennox A/C systems
- Air returns in every bedroom.
- Secret room off primary closet for storing valuable items or a safe, the low voltage terminates there also.
- Thermador appliance package in kitchen
- Rummel Creek elementary, Memorial middle and Stratford high