

# BUYER BENEFITS

**7703 Pagewood Ln, Houston, TX 77063**

**5 Bedrooms | 3.5 Bath | 2 Detached Garage | 3,673 SqFt | 9,500 Land SqFt**

## INTERIOR FEATURES

- Update 3.5 baths, 3673 sf plus 140 sf
- Extra space: gameroom/room without closet and office
- Large formal dining
- Kitchen Island 6.5' x 4.5'/granite quartz non-polish natural finish
- Swap refrigerator washer, dryer, dishwasher
- Tankless water heater
- Electric fireplace
- Covered patio, stamped concrete, ceiling fan
- Finished garage, storage
- Primary bath/one unit 4 body sprayer/rainfall/tub for 6'1", 8' countertop
- Primary closet/floor full size mirror with selfie lighting, elfa shelving
- Marcus & Patrick

## EXTERIOR FEATURES

- Driveway gate, extra wide (3 end to end)
- Add flowers and pot
- Sprinkler system

## IMPROVEMENTS YOU MAY NOTICE

Q1-2015 Reno

1. Complete remodel of downstairs great room
2. Delete 1 upstairs bedroom, create double height family room
3. Complete tear-down / expansion / rebuild of kitchen in open concept to family room
4. Relocate Dining Room
5. Create Downstairs Office space off Great Room
6. Separate Laundry and half-bath
7. Complete renovation of half bath
8. Create downstairs utility closet
9. Create new Primary suite with 90+ sqft closet and spa style bathroom featuring tower shower/soaker tub wet area as well as double sinks with custom cabinetry.
10. Repositioned and replaced staircase to second story
11. Create great room closet
12. Create front entrance coat closet

*\*Information such as measurements, square footage, material descriptions of the home may not be accurate and should be verified by the buyer prior to purchase of the property. All improvements and utility costs were provided by the seller.*

13. Create new upstairs Bedroom, with double wall closets
14. Create new upstairs game room
15. Renovated upstairs guest room to add double wall closets
16. New tankless water heater
17. Complete new HVAC including Ducting. 2 systems (upstairs and downstairs)
18. Rewired throughout. New electrical panel.
19. New plumbing throughout (with exception of guest bath upstairs)
20. All new appliances in kitchen - Double oven (with speed cook function GE Advantium)
21. New Washer and dryer (will stay with house)
22. CAT-6 network wiring throughout
23. Great room pre-wired for surround sound
24. Brand new roof on rear half of house.
25. Expanded covered patio. Ceiling fans and in-ceiling speakers

#### 2015-2018 Upgrades

1. Replaced water line from meter to house
2. Replaced sewer line from house
3. Added barn doors to great room, created great room storage closet

#### Q2-2019 Reno

1. Created new full bath upstairs. Double sinks with custom cabinets, tub with shower, WC
2. Created new closet for upstairs bedroom 1
3. Completely renovated upstairs guest bathroom.
4. Replaced all remaining plumbing
5. Created new upstairs hallway closet
6. Created new upstairs storage area

#### Sellers' note:

The Great Room/family room area really acts as the heart of the house. With the open railing on the second floor as well as the open concept kitchen, dining, and breakfast areas it truly makes for a central point that can bring the whole family together. Yet with a highly thoughtful layout it is also easy to find some space away from the central area in any one of the bedrooms or the upstairs game room.

In addition to the 2-car garage, it is easy to fit 3 cars on the driveway inside of the driveway gate, and another car on the driveway outside of the gate (without obstructing the gate from opening)

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