



# 13303 KINGSRIDE LANE

## Features & Amenities

 6 bedrooms

 4.5 bathrooms

 3607 sq ft



## KEY FEATURES

- ✓ New Roof - Certainteed Black Moire Max Def 30 Year Shingles
- ✓ New Whole House Spray Foam including Attic
- ✓ New Carrier HVAC, Furnace and Coil/5 Ton Carrier (3 Ton Carrier and Carrier HVAC 2 Years Old)
- ✓ New Enclosed Breezeway from House to Garage
- ✓ New Carrier Mini-Split in Garage Quarters
- ✓ New Under Slab Plumbing (No Galvanized Pipes - All PVC)
- ✓ New Sewer Line
- ✓ New AC Grills & Thermostats
- ✓ New Navien Tankless Water Heater
- ✓ New PEX Plumbing
- ✓ New Black Double Pane Windows
- ✓ New White Oak 7.5" Wood Floors
- ✓ New Exterior/Interior Paint
- ✓ New Modern Iron Gas Lanterns
- ✓ New Iron/Glass 96 x 48 Front Pivot Door
- ✓ New Light fixtures
- ✓ New Dimmable LED Light Inserts
- ✓ New Decora Plugs, Outlets, Service Panel & Smoke Detectors
- ✓ New Schlage Door Hardware
- ✓ New Delta Shower & Faucet Trim
- ✓ New Tubs & Kohler Toilets
- ✓ New Shower Glass
- ✓ New Marble Tile in Bathrooms
- ✓ New LED Mirrors in Master Bath & Half Bath
- ✓ New Custom Wood Vanities
- ✓ New Custom Kitchen Cabinets with Soft Close
- ✓ New White Quartz in Kitchen with Black Marble Backspalsh
- ✓ New GE Cafe Appliances (48" Refrigerator, 36" Pro Range, Dishwasher, Microwave Drawer & Custom Vent Hood)
- ✓ New Custom Closets & Custom Wood Trim Throughout
- ✓ New Garbage Disposal
- ✓ New Glass Wine Cellar with Custom Wine Holder
- ✓ New Custom Iron/Glass Stair Case
- ✓ New Garage Doors
- ✓ New Backyard Entertainment Deck with Custom Pergola & Swinging Bed
- ✓ New Fence
- ✓ New Exterior Back Doors
- ✓ New Landscaping
- ✓ New 6" Gutters
- ✓ Guest Quarters with Full Bath
- ✓ French Drains Around Whole House
- ✓ Foundation Repaired with Lifetime Transferrable Warranty
- ✓ Everything Permitted. Inspected & Approved By City of Houston



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