



# 10038 BRIAR DRIVE

## Features & Amenities

 4 bedrooms

 3.5 bathrooms

 3,908 sq ft



**\*\* photos are only renderings \*\***

### KEY FEATURES

- ✓ New Roof with CertainTeed Black Moire Max Def 30 year Shingles
- ✓ New Whole House Spray Foam (Closed Cell)
- ✓ New (2) 5 Tons 16 Seer Goodman HVAC Systems
- ✓ New AC Grills & Nest Thermostats
- ✓ New Gas Line
- ✓ New PEX Plumbing
- ✓ New Under Slab Plumbing (No Galvanized Pipes – All PVC)
- ✓ New Sewer Line
- ✓ New Navien Tankless Water Heater
- ✓ New Black Energy Efficient Double Pane Windows
- ✓ New Exterior & Interior Paint
- ✓ New Service Panel
- ✓ New White Oak 7.5" Wood Floors Throughout
- ✓ New Decora Plugs & Outlets
- ✓ New LED Light Inserts (Dimmable)
- ✓ New Light Fixtures
- ✓ New Custom Wood Trim & Wood Baseboards Throughout
- ✓ New Schlage Door Hardware
- ✓ New Smoke Detectors
- ✓ 20 Ft Living Room Ceilings & 10ft Ceilings Everywhere Else
- ✓ New GE Cafe Appliances (48" Refrigerator, 36" Pro Range, Dishwasher, Microwave Drawer & Custom Vent Hood)
- ✓ New GE Monogram 30" Wine/Refrigerator/Freezer Combo
- ✓ New Delta Voice IQ Kitchen Faucet
- ✓ New Custom Wood Kitchen Cabinets with Soft Close Drawers & Doors
- ✓ New Garbage Disposal
- ✓ New White Quartz Countertops In Kitchen & Bathrooms
- ✓ New Custom Wood Vanities
- ✓ New 24x48 Large Format Porcelain Tile in Bathrooms
- ✓ New 28x36 LED Mirrors in Master & Half Baths
- ✓ New Tubs
- ✓ New Kohler Toilets
- ✓ New Delta Shower & Faucet Trim
- ✓ New Shower Glass
- ✓ New Custom Wood Closets
- ✓ New Iron & Glass 97x67 Front Door
- ✓ New 8ft Solid Wood Exterior & Interior Doors
- ✓ New 8x17 ft Wide Open Glass Expanse Sliding Glass Doors
- ✓ New (3) Modern Iron Gas Lanterns
- ✓ New Modern Landscaping
- ✓ New Sprinkler System
- ✓ French Drains Around Whole House
- ✓ New 6" Gutters With Leaf Guard
- ✓ New Glass Garage Doors
- ✓ New Fence - Pine Wood Stained Walnut
- ✓ New Backyard Entertainment Deck
- ✓ Luxury Pool Remodel - New Coping, Pebble Plaster, Tile, Pool Heater, Plumbing, Wireless Pool Automation, Pool Equipment Hayward with Transferrable Warranty
- ✓ New 1,500 Sq Ft Stamped Concrete Pool Deck
- ✓ New 3,000 Sq Ft Driveway & Sidewalk
- ✓ Cement Board Siding & Board Trim
- ✓ Everything Permitted, Inspected & Approved By City of Houston



Genevieve Rowland, REALTOR, CLHMS, MCNE, CSA

(281) 904-7014

genevieve@rowland-properties.com

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