

## **FEATURES AND UPGRADES TO 15401 ASHBURTON DRIVE – JERSEY VILLAGE, TX 77040**

### **INTERIOR**

- New GARAGE door
- New blown INSULATION IN ATTIC
- New FRONT double-door ENTRY
- New back doors AND GARAGE SERVICE door
- New double pane windows
- New GAS WATER HEATER
- New CUSTOM SHAKER-PANEL, solid wood, KITCHEN CABINETS HAS soft-closing doors AND DRAWERS
- New GRANITE COUNTERS IN KITCHEN AND BATHROOMS
- New UNDER-MOUNT sink IN KITCHEN
- New UNDER-MOUNT dual sinks IN HALL BATH AND MASTER BATH
- New BOTTICINO MARBLE backsplash IN KITCHEN
- New FAUCETS, HARDWARE, door knobs
- New MIRRORS IN ALL BATHROOMS
- New STAINLESS STEEL APPLIANCES: dishwasher, GAS RANGE, MICROWAVE
- New wide BASEBOARDS IN ENTIRE HOME
- New CROWN MOLDING IN MAIN LIVING AREA, dining, HALLWAY AND BREAKFAST
- New CEILING fans WITH light kits
- New RECESSED LED lighting IN family room, ENTRY, HALLWAY AND KITCHEN
- New light FIXTURES THROUGHOUT
- New HAND-SCRAPED ENGINEERED flooring THROUGHOUT
- New BEAUTIFUL NEUTRAL floor tile IN KITCHEN, BREAKFAST AREA, BATHROOMS AND LAUNDRY ROOM
- New FAUCETS AND HARDWARE IN KITCHEN AND BATHROOMS
- New tiled MASTER BATH SHOWER
- New MASTER BATH SHOWER door
- New AND BEAUTIFUL INTERIOR AND EXTERIOR PAINT
- New OUTLETS AND SWITCHES
- New SMOKE DETECTORS
- New PROGRAMMABLE THERMOSTAT
- MASTER BATH SHOWER HAS BEEN REMODELED TO include new tile, BOTTINCINO tile BOTTOM, GLASS MOSAIC INSERTS AND A NEW SHOWER door

- THE ATTIC HAS NEW, BLOWN-IN INSULATION
- HOME HAS BEEN PROFESSIONALLY CLEANED

## EXTERIOR

- FAIRLY NEW ROOF (ESTIMATED LESS THAN 7 YEARS OLD)
- A/C SYSTEM AND FURNACE, 2012
- GUTTERS WITH LEAF GUARD
- ALL FASCIA AND SOFFITS ARE NEW WITH HARDI MATERIAL
- THE FENCE HAS GALVANIZED POLES INSTEAD OF WOOD POSTS
- FRESH LANDSCAPING
- LARGE LOT
- HUGE BACK YARD WITH A GORGEOUS MATURE OAK TREE
- NEW SLATE COVERED FRONT PORCH AND NEW EXTERIOR LIGHT FIXTURES
- ALL MAJOR SYSTEMS HAVE BEEN SERVICED

## OTHER NOTABLE FEATURES

- ONE YEAR HOME WARRANTY
- NO HOMEOWNERS ASSOCIATION (HOA) DUES
- NO MUD TAXES
- LOCATED IN A BEAUTIFUL, ESTABLISHED NEIGHBORHOOD!
- CONVENIENT TO NW FREEWAY (HWY 290) AND BELTWAY 8 (SAM HOUSTON PARKWAY)
- CLOSE TO THE GALLERIA AREA, DOWNTOWN HOUSTON, AND SHOPPING
- PRESTIGIOUS CY-FAIR ISD
- NEVER FLOODED!!