

Property Features & Remodel Updates

• 6602 Ranch Park Dr. • Magnolia, TX 77354 •

Whole Home Updates

- Roof replaced July 2020 - Transferable Warranty to new owner - 25 Year GAF
- Replaced all entry doors with decorative glass inserts on entry doors and internal blinds on patio doors
- Replaced all interior /exterior door handles with nickel satin
- Replaced all windows with new frames & screens in 2018
- Exterior of Home Painted July 2020 Sherwin Williams super paint
- New exterior tile at two entry doors in July 2020
- Installed ADT security attic heat sensors, 2 monitored smoke, 2 co2, door sensors, motion keypad base with externa wireless keypad, with spare second
- Installed a covered patio & deck with a screened aluminum Pergola with custom stamped concrete, new lighting & ceiling fans October 2018
- New Water Furnace Geothermal air conditioning system installed July 2019, with a 5/year manufacture warranty (*Uses less electricity than traditional air conditioning systems*)
- Installed 2 new efficient Gas water heaters in July 2016 with leak detection and automatic shutoff valves.
- Refurbished septic system control system 2015, with New septic aerator July 2020
- All new tile in bathrooms and laundry room
- Installed Solid Oak Wood Flooring (2.25 x 3/4 inch)
- Remodeled stair case with Oak stair steps and black metal decorative balusters.
- Installed new ceiling fans
- Installed new fireplace mantles
- Installed stainless steel leaf/pine needle guards on patio super gutters, Leaf Guard® Gutter System
- Installed Hunter® ivory white wood blinds all windows
- Installed whole house Rain Soft® water softener, with a whole house carbon filtration system





Remodeled Bathrooms

Master Bath 2017

- Created open concept spa master bath with oversized shower including multiple nickel finished spray heads, overhead rain shower and multiple body spray heads
- Installed shower tile , floor, wall to ceiling for easy conversion to steam shower with storage nooks.
- Oversized glass frameless shower enclosure
- Installed heated tile floor system with thermostat.
- Dual sink free standing vanity set , with marble countertop with nickel faucets. matching free standing spa cabinet and mirrors.
- New nickel finished light fixtures.
- Added an American Standard acrylic soak tub with ROHL Caswell nickel finish freestanding tub filler with spray head.
- Hands free flushing chair height water closet
- Remodeled master bedroom closet with California closet system, wood flooring and new ample LED lighting.

Second Master Bath

- Remodeled with oversized shower with a glass frameless shower enclosure and nickel finished faucets.
- Installed heated tile floor system with thermostat.
- Single sink free standing vanity set, with marble countertop, nickel faucets and matching mirror.
- Installed nickel finished light fixtures.
- Installed Chair height Hands free flushing water closet

Upstairs Bath Remodel

- Installed free standing vanity with granite countertop and nickel finished faucet
- Installed Chair height Hands free flushing water closet
- Installed tub nickel faucets and fixtures

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Kitchen Remodel

- New cabinetry, with upper / lower crown molding , oversized Island, and coffee bar
- Granite countertops and kitchen window sill
- Under cabinet lighting
- Marble backsplashes for wall granite area and coffee bar
- Bosch® SS dual wall oven/microwave combination with convection oven microwave
- Bosch® Stainless steel gas cooktop with overhead stainless vent fan and roof exhaust
- Bosch® Refrigerator with Water & Ice Maker
- Hands free kitchen faucet
- Created open concept kitchen living area more than doubling kitchen square footage
- Installed second pantry closet area
- Added oversized island with ample cabinet storage on both sides.
- Added a beverage center with a granite counter with a dual zone Summit wine refrigerator in the dining area
- New light fixtures in all bathrooms, kitchen, and dining room areas

Laundry Room Remodel

- Upgraded Electrical Panel
- Installed new utility sink
- Installed space saver Igloo vertical freezer
- Samsung efficient oversized capacity washer and gas dryer

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