

9506 W. Pedernales River Dr. Cypress, TX 77433

Overall

- New flooring throughout (except original carpet in two back bedrooms)
- New paint throughout
- Smart locks on all doors (except sliders)
- Seamless high speed wifi though out the house and back patio
- Smart irrigation system
- Smart home throughout can be automated or controlled with your phone

Kitchen:

- New custom cabinetry with custom paint.
 - Decorator white with black glaze.
 - Oversized pulls
 - Second upper cabinets with rain glass and lighting
 - Under cabinet lighting
 - Storage maximized with cabinets on both sides of the island
 - Built-in mixer stand gliding shelf with outlet
 - Pull-out trash cans
 - Electrical outlet inside island cabinet
 - Electrical outlet under island seating area and far side of island
- High-end new appliances including GE Monogram 6-burner gas range with skillet and two ovens, wine fridge, beverage center, drawer microwave
- Custom range hood
- Glass backsplash
- Extra thick granite. Mitered edge on island.
- Over-range shelf with custom backsplash inlay
- Oversized single-basin sink

- 2016 new garbage disposal with countertop button
- Touch faucet
- Recycled glass pendants over island with coordinating chandelier in breakfast nook. Island pendants are "smart".
- Oversized kitchen desk with extra pop-up electrical outlet, USB ports, lighting
- Extra large pantry with shelving to the ceiling. Outfitted to contain upright freezer or can be converted to shelving (shelves stored in attic)
- Butler's pantry with wine fridge and second sink connects to dining room
- All window treatments in kitchen/breakfast nook are Hunter-Douglas Nantucket powered shades that are "smart" and can be controlled with an assistant, phone, or remote.

Great Room

- New sliding door installed.
- Fireplace has custom tile work and a reclaimed wood mantle
- Art niche

Master

- New carpet in 2016
- Window treatments are Hunter-Douglas Nantucket powered shades that are "smart" and can be controlled with an assistant, phone, or remote.
- 2020 - new ceiling fan/light installed. On smart switch.

Master Bath

- Fully remodeled
- 2020 - new paint
- Custom cabinetry
- New light fixtures, faucets, and mirrors
- Jetted tub
- Shower has jets and a hand-sprayer
- Travertine countertops and tile
- Window treatments around tub are Hunter-Douglas Nantucket powered shades that are "smart" and can be controlled with an assistant, phone, or remote.
- Window treatment in water closet by Hunter-Douglas

- Art Niche
- Pull-out trash can
- Huge linen closet
- Custom master closet with built-in dressers. High shelves can be removed and have rods to create more hanging space or simply larger shelves

Dining Room

- Window treatments are Hunter-Douglas Nantucket
- New chandelier
- Crown moulding, chair rail moulding

Foyer

- New entryway chandeliers
- Crown moulding

Exercise Room/Office

- Multi-textured tile
- Crown moulding
- Plantation shutters
- Cat-5 hard-cabled internet connection

Powder Room

- Custom cabinet with copper bowl sink and new faucet
- Slate wall
- New mirror, light fixtures, and plumbing fixtures (original toilet)

Office

- Chair rail moulding and crown moulding
- Canned lighting plus ceiling fan
- Oversized library closet
- Plantation shutters
- Cat-5 hard wired for internet
- Custom sliding barn doors

Backyard

- Pool has fire bowls, water features, in-floor cleaning system, similar to pebble tec finish in color to complement the lake color tones, multiple benches and a large sundeck.
- Lower patio sitting area down near lake with electricity on smart switch
- Citrus trees
- Fully custom landscaped with low maintenance native plants
- Poles for string lights along stairs and around lower patio
- Covered patio has a ceiling mounted smart outlet, fan, canned lighting

Garage

- Convenient door to backyard
- Extended garage space at single door
- Double door has smart garage opener

Laundry Room

- Sink and cabinet
- Cabinets above washer dryer
- Fridge hook up (water and electrical)

Back Bedrooms

- Window treatments are Hunter-Douglas Nantucket
- Large closets

Music Room/Game Room/Flex Room

- Mud room space across from huge closet
- Window treatments are Hunter-Douglas Nantucket

2nd Full Bath

- Glass tub/shower enclosure
- Custom cabinetry in decorator white with black glaze
- Marble countertop
- New lighting, plumbing fixtures (except toilet), new tub