

Improvements made to 10034 Bayou Glen, Houston, TX 77042:

1. Certain Teed 50-year Roof
2. Hardie exterior siding and painting
3. Double pane insulated windows
4. Termite treatment
5. HVAC system and entire duct system, registers, and 2 Nest smart phone controllable thermostats
6. Complete replacement of the plumbing to PEX piping, 7 Pfister bath faucets, 3 Pfister showers/tub valves, 3 Kohler dual flush toilets, Pfister kitchen faucet and replaced main sewer line
7. Rinnai tankless water heater
8. 200-amp panel and added 75-amp panel, replaced breakers, wiring, switches and outlets
9. Smoke detectors, electric street lantern, Ring door bell system, 5 ceiling fans, recessed can LED light fixtures throughout, remaining lighting fixtures replaced with LED or vintage bulbs, and under cabinet kitchen lighting.
10. 12" of blown-in ceiling insulation (R38), 1st floor R 13 batt wall insulation and solar attic fan
11. 1st floor sheet rock, new interior doors and trim, complete interior painting
12. Liftmaster LA400 auto gate system
13. Custom built soft close B Jorgsen& Co designer cabinets in kitchen and Ace Kustoms soft close cabinets in baths
14. Galaxy White granite tops for kitchen and baths
15. 2 frameless glass shower enclosures
16. Allen + Roth designer closet organizers
17. Zline stainless-steel island vent hood
18. American made Kitchenaid appliances (double convection oven, induction cook top, dishwasher); microwave, refrigerator and disposal
19. Tile in all bath tub/showers, floor tile in baths, brick pavers in entrance, laundry room and half bath, engineered wood flooring in remaining 1st floor, plush carpet in bedrooms up
20. Rainbird smart phone programmable sprinkler system
21. Gutters and downspouts
22. This house is pre-wired for a security system – all 1st floor doors, all windows, motion detectors and controls. The new owner can select the security company of their choice. If new owner does not want to use pre-wiring, seller will recess and touch up caulk/paint
23. Covered patio finished with pavers, ceiling fan, and wired for speakers, cable TV and data
24. Wiring for speakers in family room, primary bedroom, patio and garage.
25. Pool water heater and new filtering system

This is a unique property with a heated pool in a quality established neighborhood built in 1961 but totally upgraded to a modern new home.