

# PROPERTY FEATURES & UPGRADES

## 10203 Briar Forest, Houston 77042

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### PROPERTY IMPROVEMENTS - TOTALLY REMODELED 2019-2021

#### **INTERIOR**

##### **§ FAMILY/DINING**

- Removed Walls Creating Open Kitchen, Dining and Family Room
- Eliminated Raised Floor in Dining Room
- New Keyed Gas valve added to fireplace and new gas logs

##### **§ KITCHEN UPDATE**

- Reconfigured layout to Optimize Space and Usage, and Create Large Walk-In Pantry and Utility Room through pocket door
- Removed Single Door in middle of Kitchen; Moved Rear Entrance to breakfast Room Enhancing View of Atrium Garden, and Replaced with French Doors
- Ran New Gas Lines to Kitchen Island and Utility Room for Dryer Connection Dryer
- Added Gorgeous Oversized Island with Counter seating, Cook top and Vent Hood and tons of cabinet space
- Installed Granite Countertops and Designer Backsplash
- Custom Cabinets with Soft Close Doors and Drawers and Black Nickel Pulls/knobs
- New Stainless Steel Appliances, including: Z-Line 5 Burner Gourmet Gas Cook top, Designer Venthod and Double Oven - 1 Convection & 1 Conduction
- Oversized Deep Double Sink and Gooseneck Faucet
- Under Cabinet Lighting

##### **§ BATHROOM UPDATES INCLUDE**

###### **• PRIMARY BATH**

- Remodel Included Changed Layout, Replacing Sliding Glass Door with Transom Window and Moving Plumbing Lines and Vents; Creating Large Shower Enclosure, Double Sinks, Large Wrap-around Closet, Linen Closet and Semi-Private Toilet
- Added Large 2nd Closet in Primary Bedroom
- Amazing Huge Shower with Finest Detail - Seamless Glass, Bench to Relax and Steam, Exquisite Designer Tile for Surround, Accent and Floor
- Spa Shower System with Separate Overhead Rainfall Shower Head and Wall Mounted Shower Head with Adjustable Flow Options and 4 Divertible Wall Jets
- Gorgeous Hand Selected Granite with Gold Flecks
- Custom Soft Close Cabinets with Beautiful Gold Knobs
- Double Sinks with Elegant Gold Lights and Mirrors over each
- Large Linen Closet
- Double Sinks each with Elegant Faucets and Gold Lights and Mirrors above
- New variable volume flush Toilet tucked in Private Location

###### **• SECONDARY BATH**

- New Tub and Shower Combo and Adjustable Flow Shower Head and Faucet
- Tub Surround is White 12"x24" Tile with Rich Grey and Charcoal Accent Tile
- Coordinating Granite Counter and Custom Soft Close Cabinet and Drawers
- White Under mount Sink and new Faucet
- Toilet with variable volume flush

###### **• HALF-BATH**

- Accent Tile Floor
- Toilet with variable volume flush
- Sophisticated Charcoal Raised Glass Bowl Sink and Waterfall Faucet Sit Atop Taupe Cabinet

**§ WINDOWS: *New Energy Efficient Vinyl Replacement Windows with Lifetime Warranty***

- 25 Double Hung - Low-E Windows
- 6 Picture Windows - Low-E Extra Tempered

**§ FLOORING: *New Throughout***

- 12 x 24 Tile in Living, Primary Bedroom and Bath
- 6 x 6 Designer Tile in Foyer, Half-Bath, and Transition
- Carpet in 3 secondary bedrooms

**§ LIGHTING**

- All Existing Light Fixtures Replaced
- LED Recessed Lighting Added Throughout Home
- New Ceiling Fans in 3 secondary bedrooms, Family and Primary Bedroom Remote Controlled

**§ ELECTRICAL**

- Replaced Electrical Panel
- Family Room, Kitchen and Primary Bedroom Wired for Wall Mount TVs and Hidden Behind Wall Outlets
- Every Outlet and Switch Replaced
- Multiple Switches Added for new LED Lights and Duplicate Operation

**§ PLUMBING**

- All plumbing in walls replaced with PEX
- New pex in ceiling over master bath
- New drain line from master bath to sewer lateral/ Cleanout box in backyard

**§ PAINT: *Entire Interior Painted in Satin Neutral Palate***

- Ceilings
- Trim - Baseboards, Doors and Frames, Window Sills, Pantry and Closet Shelves and Bars
- Whitewash Fireplace

**§ TRIM**

- New Baseboards, Door Frames, Window Sills, Closet Shelves and Bars
- Replaced Attic Entry and Stairs

**§ DOORS**

- Widened Front Door Entrance, Installed New 3/4 Wrought Iron Grille over Insulated Rain Glass Door with Sidelites
- Every Interior Door Replaced
- Added Exit from Kitchen to Back Yard and Replaced with French Doors
- Access to Atrium Enlarged - Installed Special Order 3 Panel French Doors w/ Picture Glass
- Barn Doors added in Primary Suite - entrance to Bath and 2nd Closet in Bedroom

**§ HARDWARE**

- All Door Handles - interior and exterior
- Installed New Smoke Detectors throughout
- All Cabinet Knobs and Pulls

**§ HVAC**

- New Energy Efficient Thermostat

## **EXTERIOR**

### **§ ROOF AND GUTTERS REPLACED**

### **§ FOUNDATION LEVELED - *Lifetime Transferable Warranty***

### **§ DOORS**

- Replaced Garage Door
- Replaced Both Human Doors Entering Garage in Breezeway

### **§ FRONT ENTRY**

- Opened Walkway Entrance by Removing Brick Accent Walls and Iron Gate (Reused see below)

### **§ HARDSCAPE**

- Demolished Driveway and Sidewalks on side and back of house
- Poured New Driveway and Extensive Parking Pad Using 4000 psi Concrete
- New Widened Walkway to Front Door with wheelchair accessible entrance
- Added Rear Patio with wheelchair accessibility
- Pressure Washed All Exterior

### **§ LANDSCAPING et al**

- Removed Several Trees and Ground Stumps, Trimmed All Remaining Trees
- Replaced Fence
- New Sod all over and Mulch Installed in Front and Back of Property
- Added Numerous Landscape Boulders in Front and Back Yards
- Removed existing plant/hedges; Created All New Beds on Property - Used Stone or Landscape Edging for all
- Installed all New Plants Feb 2021
- Tropical and Succulent Garden Added in Atrium
- Wrought Iron Gates and Fountain Added to Front Façade, Added Fountain in Breezeway
- French drain added around new patio and parts of the rear of home

### **§ PAINT: *Entire Exterior***

- Brick Painted with Elastomeric paint
- Siding, Trim and Gutters
- Wrought Iron Gates

### **§ LIGHTING**

- Added Light Sensor Lights at Front Door
- Added Lights in Atrium and Backyard
- Added Motion Detector Lights on Garage
- Converted 2 Gas Street Lamps in Yard to solar

### **§ OTHER**

- Replaced Mailbox
- Added New Address Plaque

## PROPERTY FEATURES

- § SO OPEN!! ENORMOUS LIVING AREA Blends Kitchen, **Dining\*** and Family Room into one; GREAT FOR FAMILY & ENTERTAINING
- § \* **Dining Room** can be use for Pool Table, Living Room or Extra Seating, Wine Tasting Room...there's no LIMIT to it
- § Phenomenal Atrium is Your own Private Tropical Haven - Surrounded by Picture Windows; ea Side seen from a different room Offers a with a Unique View Coffee, Read, Relax, PERFECT PLACE TO GROW HERB GARDEN!
- § Glorious Floor-to-Ceiling, Picture Windows and French Doors Bring Abundance of Natural Light! Feels like Living Outdoors....
- § IDEAL KITCHEN - Huge Cooktop Island offers Extra Seating to Eat AND to Visit with the Chef is preparing meals
- § Heavenly Primary Bedroom so large there's ROOM FOR SEATING AREA!, Short HALL LEADING in adds Privacy, Gigantic Separate Walk-in Closets with built-ins in bedroom closet and Barn Doors into Closet and Bath
- § Vaulted Ceilings In Family and Primary Bedroom
- § Wonderful Calming neutral paint - everything so fresh!
- § Gorgeous Marble-Look 12x24 Tile Used throughout and Rich Designer Tile Used for Accent and Transition
- § Gas Fireplace with New Gas Logs Adds Ambiance to Living Areas
- § TONS OF STORAGE, Huge Walk-in Closets
- § Large Walk-In Pantry With Lots Of Shelving
- § Remote Controlled Ceiling Fans in Primary and Family
- § Wired For Wall Mount TV's
- § ENERGY EFFICIENT - All New LED Light Fixtures, Thermostat, Energy Eff Windows, New Doors provide Tighter Seals, and Ceiling Fans
- § Gorgeous Copper Awning Covers Front Door
- § Wrought Iron Gates, Gorgeous Alleyway, High Privacy Fence,
- § Beautiful New Plants Professionally Installed (*replaced those lost in freeze*)!
- § Serene Backyard - Private, Surrounded by new High Fence.
- § Faces South for great backyard exposure

## COMMUNITY AMENITIES

- § Community Pool
- § Community Tennis Courts and Tennis League
- § PARK with NEW PLAYGROUND
- § COMMUNITY CENTER – CAN BE RENTED FOR EVENTS
- § Mary And Francklow Park - 1 block away [briarforests.org](http://briarforests.org)
- § Close Proximity to wonderful restaurant, shopping and all entrainment City has to offer

§ Ideally located with quick access to several main arteries - Beltway 8, I-10, Westpark Toll, 59