

# 13710 Leal Dr.

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## Smart Home Features:

Kwikset Aura Deadbolt Lock  
GE Concord Home Security System  
Emerson Sensi Thermostats  
Orbit b-hyve Sprinkler System Controller  
Genie Aladdin Connect Garage Door Opener

## Kitchen:

GE Profile 30" Radiant Electric Downdraft Cooktop  
GE 27" Double Electric Ovens  
Kenmore 1100 Watt Microwave Oven  
KitchenAid Dishwasher  
GE ¾ hp Food Waste Disposal  
Stainless Steel Dual Basin Sink  
Kohler Simplice Kitchen Faucet  
Granite Countertops  
Breakfast Room  
Built-in Command Center Kitchen Desk  
Under Cabinet Lighting

## Powder Room:

American Standard Elongated Toilet (Comfort Height)  
Marble Countertop w/ Kohler Undermount Sink  
and Faucet  
Panasonic Exhaust Fan

## Wet Bar:

Granite Countertops w/ Stainless Steel Sink

## Living Room:

Craftmade Ceiling Fan  
Mantle w/ Integrated Uplighting  
Brick Fireplace w/ Natural Gas Logs  
ThermaTru Insulated Fiberglass Exterior Door  
Formica Antique American Chestnut Laminate  
Flooring

## Dining Room:

Leaded Glass Windows  
Formica Antique American Chestnut Laminate  
flooring

## Primary Bedroom:

Crown Molding  
5 ¼" Baseboards  
Bay Window  
Hunter Ceiling Fan w/ Light Kit  
Pet Stain Resistant Carpet

## Primary Bathroom:

Completely Remodeled In 2019  
Custom Cabinetry with Extensive Storage and  
Drawers  
35 ½" High Countertops with Carrara Marble  
Counters, Dual Kohler Undermount Sinks and  
Delta Faucets  
Luxurious Walk-in Shower with Dual Delta Shower  
Heads, Carrara Marble Accents, Bench and Niche  
Shelf  
American Standard Elongated Toilet (Comfort Height)  
Panasonic Exhaust Fan  
Generous Placement of Electric Outlets  
Wood Tile Flooring  
5 1/4" Baseboards

## Upstairs

Upstairs Roomy Gameroom with Woodburning  
Fireplace, Wet Bar and Granite Countertop  
Hunter Ceiling Fan w/ Light Kit  
Pet Stain Resistant Carpet  
Three Spacious Upstairs Bedrooms Including  
Ceiling Fans w/ Light Kits and New Pet Stain  
Resistant Carpet

## Upstairs Bathroom:

Remodeled in 2018-2019 with Wood Tile  
Wood Tile Flooring  
Granite Countertops with Dual Kohler Undermount  
Sinks and Moen Faucets  
American Standard Elongated Toilet (Comfort Height)  
New Shower Surround with Elongated Subway Tile,  
Niche Shelf and Moen Faucets  
Panasonic Exhaust Fan

*cont'd on back*

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**Back yard:**

Textured Concrete with Light Gray CoolDeck  
Coating  
Hunter Outdoor Ceiling Fan w/ light kit  
Swimming Pool & Spa  
DiamondBright Plaster  
Flagstone Coping  
Textured Pool Decking with Light Gray CoolDeck  
Coating  
Multi-Color LED Pool Light  
Pentair Variable Speed Pump  
Hayward/Goldline Salt Water Chlorinator  
Oversized Pentair Cartridge Filter  
Jandi JXi Pool Heater with VersaFlo  
Jandy Spa Blower

**Significant Upgrade and Updates:**

Rheem 16 SEER 5 Ton AC System (Exterior  
Condensing Unit & Indoor Evaporator Coil) - 2015  
Trane Natural Gas Fired Furnace and Blower 2019  
Honeywell 2 Zone Controller System  
GE by Rheem Natural Gas 50 gallon Water Heater  
Palisades Zoysia Grass Turf in Yard  
French Drains in Back Yard  
Copper Piping Throughout the Home  
Brand New Roof

**Amenities:**

Neighborhood Pool  
Tennis courts  
Local events  
Near Vintage Park and Endless Shopping and Dining  
Walking distance to Champions Golf Club  
Cypress-Fairbanks Schools  
Short Commute Times to Downtown Houston,  
Galleria, Energy Corridor and More.  
Low Tax Rate

*"If this isn't what you're looking for in a home,  
are you ever going to find it?"*