



FRATELLI PROPERTIES
INTERNATIONAL

713 538 3983
Jeffrey@fratello.com
fratelliproperties.com



PROPERTY PROFILE

Living 28X20
Dining 17X14

Kitchen 15X13
Breakfast 14X12

Master Bed 16X12
Guest Bed 14X13

Guest Bed 14X13
Lot Sqft 7,100

Bldg Sqft 2,410
Year Built 1979



A one of a kind living experience awaits its new owner at this fashionably re-imagined residence. The lucky new owner will have access to a semi-private oversized pool, two tennis courts and a clubhouse, all steps away from the backyard! Panoramic windows, 15' pitched ceilings, massive eat-in chef's kitchen with 2 islands, Italian design cabinets with soft close, white quartz countertops, all LED lighting, stunning wallpapered foyer with double doors, custom gas fireplace with floor to ceiling marble-like tile, custom deck and a massive owner's suite with sliding doors to the back yard, double sinks, make-up area, illuminated mirrors, 2 big closets, a frameless glass shower and custom barn doors. All new roof, siding, double-pane windows and doors, electrical panel, updated plumbing with copper piping, updated HVAC & brand new furnace, NEST, garage door opener and much more! Ask for complete list of updates. Home comes with, fridge and is ready for move in! DID NOT FLOOD!

Information such as measurements, square footage, description of materials, fixtures or other components of the improvement may not be accurate and should not be relied upon, but should be independently verified by buyer prior to purchase.

Interior (+- 3 years)

- Plumbing: Copper water pipes; new plumbing fixtures, sinks, toilets, showers
- Electrical: New electrical panel, new outlets, switches, light fixtures, European style spot lights
- HVAC: NEST thermostat, new furnace and recently replaced A/C unit
- Appliances: New gas range, dishwasher and microwave. Refrigerator included.
- New flooring throughout, porcelain/ceramic tile in kitchen and bathrooms
- New European style cabinets with two tone and open shelving. All equipped with soft close
- New white Quartz countertops with waterfall edges in kitchen and master bathroom
- Illuminated mirrors in powder room and master bathroom
- New doors, trim, baseboards, millwork
- Designer wallpaper in entrance area
- Vaulted ceilings in kitchen and living areas
- New garage door opener
- Exopied garage floors

Exterior Upgrades (+- 3 years)

- New roof
- New windows
- New Hardy siding
- Recently replaced driveway
- New doors
- New deck
- New artificial grass at bedrooms patio
- New exterior paint
- New privacy fence to front door
- Adjusted foundation with lifetime transferrable warranty
- Backyard access to community pool, tennis courts and clubhouse