



Bridgecrest
Properties
Presents

1309 Falling Leaf
Friendswood



Welcome to 1309 Falling Leaf

This home boasts of upgrades from bottom to top completed in 2017

(The term “New” below relates to when the items referred to were installed as a New Items in 2017, not that it implies they are new now in 2021.)

To create a more open and airy living space owners raised the ceiling and removed a section of wall in the main living area open to the kitchen, with recessed lighting and a custom ceiling fan. Fireplace mantel was replaced with a more rustic mantel to top off the modern farmhouse look.

The Custom wood work that was unique to the home was refurbished not destroyed but given a fresh, bright and cheery facelift, custom built in cabinets for large screen tv added, as well as all windows throughout upgraded with vinyl frames and custom shutters. LED Lighting added to book case for a warm relaxing lighting in the evenings.





Kitchen was completely renovated out with 1970's in with new custom cabinet and island work space and seating with all granite counter tops. All Stainless Appliances. Updated pendant and recessed lighting. Open to living and dining area, updated sunroom off kitchen optional
New ceiling fans, light fixtures and recessed lights throughout the home, new engineered wood flooring installed.





The bedrooms were up updated with custom built in cabinets, new carpet and fixtures.

The owners retreat has 2 custom walkin closets and a completely updated spa like bathroom with walkin shower with variable heat lamp timer for those as we now know Texas Freeze days

All New PEX plumbing system throughout, with new plumbing fixtures

3 new water heaters (mini water heater under kitchen sink)

Electrical systems upgraded to code throughout the living area and home addition.





Original 2 car garage was extended in length and went from 2 doors to one large door.

The whole front elevation was updated with new roof line and open airy front porch with custom pillar workmanship.

In addition a large 1600 square foot multi-functional room was put in, this room is fully liveable with zoned ac/heating, ½ bath and small sink and counter area. The floors in the 2 car garage and the multifunctional room have Epoxy custom coated flooring. The multifunctional room also has floor drains for easy cleanout. This room was used for large family gatherings that allowed you to open up the insulated roll door into the back yard and the covered outdoor kitchen area.





The barn had its own love and affection given to it as well. They extended the original barn to give room for additional horse stalls when needed. Though they never fulfilled their dream of having horses this property is on a good start for any horse lover to move in and take over. Existing overhead power lines replaced with New underground power and new power panel box to barn.

The fence around the whole property has been replaced. New roof and shingles on barn and house, new extended driveway for multiple car parking and easy turn around.

These are just some of the amazing updates that this home went from 1970's dreary to 2017's bright and airy.

If you would like to see what else has been done along with the multifunctional room make an appointment to come visit this amazingly unique modern farm house in the center of Friendswood on 3+ acres.

