



13510 SAINT MARYS LN IMPROVEMENTS[†]

The house has been meticulously renovated with fabulous improvements made in 2021 by professional contractor permitted, inspected and approved by City of Houston, unless otherwise specified. *

❖ **Kitchen Remodel featuring the following:**

- VIKING appliances (refrigerator, 6 burner gas range oven, range hood, dish washer)
- Drawer microwave, wine cooler
- Oversized island with 3cm Calacata quartz countertops featuring seating and storage with new designer pendant lights
- New large floor to ceiling pantry
- New custom wood cabinets handmade by professional carpenter with Soft close hinges and functional drawers (e.g. spice rack, wine rack)
- New farmhouse apron front fireclay sink and new commercial style single-handle pull-down sprayer kitchen faucet in stainless finish
- New garbage disposal
- New backsplash, hardware and fixtures
- 220V electrical range outlet (in addition to the gas connection to the range)

❖ **Bathrooms Remodel featuring the following:**

- 3cm Calacata quartz countertops in vanities and knee area
- New custom wood cabinets and shelves handmade by professional carpenter
- New double sinks (Kohler) and toilets
- New frameless hinged shower door in stainless steel with glass shelves
- New tiles in walls and floor
- New hardware, accessories and fixtures

❖ **Throughout the house:**

- New plumbing PEX pipes, inspected and approved by City Permit
- Upgraded electrical (wiring, switches, LED lights and panel), approved by City
- New insulation, inspected and approved by City Permit
- New premium wood floor in living area; gorgeous wood floor throughout except tiles in wet areas (no carpet in the house!)
- New interior and exterior paint
- New baseboards, molding, & hardware & light fixtures
- New keyless front door keypad and mail slot
- New landscaping in front yard and back yard
- New ceiling fans with remote control
- New smart thermostat for energy saving

❖ **Other recent improvements and amenities:** include roof, Air conditioner, pool pump, filter and resurfaced swimming pool (2017)

[†]Per Seller. *Information approximate per the Harris County Appraisal District. Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.