

**14611 Wressell Drive,**

**Houston, TX 77044**

**Sellers: Darris Dewaine Kay and Vivian Ann Stark**

**Features: Recent Remodel—Like New Inside!**

Reserve Lot—cul-de-sac—no back neighbors, only side neighbors—quiet street.

Great neighbors.

Wrought iron fence across back of property. Left side fence w/stain protection—2 yrs. Old.

Exterior of home, driveway and patios recently cleaned (powerwashed).

Attic—fully decked for storage w/shelving.

New 30 yr. architectural shingle roof—2018.

Replaced complete A/C System-6 yrs. Energy efficient A/C and Heat.

Sprinkler system.

Recent landscaping.

Full interior painting including garage—1 year---neutral colors.

“Smart” security system can be used remotely.

Complete REMODEL of Kitchen: brand new “soft-close” solid wood cabinets, new granite, new sink, faucet, all new lighting, new baseboards, new backsplash.

Newer cooktop—1 year, Dishwasher/Disposal—2 yrs.

All NEW Engineered Hardwood Flooring—hallway, living room, formal dining (or den).

All NEW Luxury Carpet and Pad in all bedrooms, Study, and closets.

All NEW Baseboards throughout.

REMODEL of Master Bath: New Dual Flush Toilet, New Solid Wood, Marble Top Vanity with sinks, new medicine cabinet, towel cabinet, new framed mirrors, new faucets, and added lighting.

REMODEL of Hall Bath: new “soft-close” solid wood cabinets with integrated rectangular porcelain sinks, framed mirrors, faucets, matching med. cabinet, new granite countertop.

Large office with built-in shelving.

Extra room—can be used as 4<sup>th</sup> bedroom or hobby room (no closet).

3 bedrooms, 2.5 baths, 2 car attached garage.

Split open floor plan.

High ceilings, crown moulding. Chair rail moulding in dining room.

Kitchen connects to dining room w/double doors for easy entertaining.

Natural stone w/inlay (travertine) in foyer and bathrooms.

Slate—dual fireplace—wood-burning or gas logs.

Master Bath—whirlpool tub with separate shower, 3-Level Walk-In Closet.

Homeowner Warranty will be included.

Summerwood