

12231 Mossycup Dr Houston TX 77024

Upgrades and Highlights

Exterior:

- Repainted with market based color of choice.
- Bricks re-grouting and refinishing to contemporary German Schmearing look.
- Exterior walls and windows wood finish replaced with James Hardy finish. (Majority of New main building and garage)
- Contemporary high quality hardwood main entrance door with new design German locks.
- Double glass energy efficient windows.
- Upgraded main metal gate with Homelink® remote access

Interior:

- Kitchen expansion with new cabinets.
- Relocated and replaced electrical cooktop with gas type, 36" Thermador 5-burner gas cooktop with Star® burners and ExtraLow® Select Burner gas cooktop and Thermador sliding high capacity hood.
- Brand new dual-oven convection type with Wi-Fi control customized with integrated high capacity microwave.
- All bathrooms are renovated with new top of line American Standard toilets
- Additional new huge storage space under stairs former enclosed hidden space.
- Expanded closets in all bed rooms with additional shelves and new doors.
- New customized office work station with direct wired line high speed internet and customized integrated bookshelf with pre wired computer monitor and hardware connections.
- New customized upstairs bookshelves for children books.
- Expanded pantry closet with revolving double capacity shelves with added revolving integrated shoe shelves.
- Complete interior new paint with market based demand color.
- New brown bronze polished door knobs and hinges
- New locks for all doors in the house that are re-keyed for one single key in the entire house.
- All lights are replaced with energy saving highly efficient LED lights.
- Upgraded wall switches and outlets with new designs.
- High Efficiency AC units
- Converting all heating and cooking equipment to use natural gas instead of electricity.

Garage:

- New electrical panel with all new high capacity circuit breakers and additional spares.
- New garage opener with Homelink® remote access.
- New drywall, all around with 3/4 plywood on the back wall prepared and finished for tennis practices.
- Independent 2-ton indoor and outdoor AC units for garage hot and cold air.
- A complete workstation with cabinets and shelves in the garage.
- Completely painted
- Integrated shelves for storage.

Back and front yard:

- Recently repaired fences for defects.
- Equipped exterior lights with night sensors to be activated automatically sundown to sunrise.
- Removed five very tall pine trees for safety and falling concerns and also to create an open property look.
- Planted jasmine flowers for kitchen window view, safety and sound barrier.
- A variety of fruitful trees including citrus trees (grapefruit, tangerines oranges), Chicago hardy and Louisiana fig trees fruiting three months of summer.
- Rainwater drainage design around property including perimeter of buildings and slabs.