



Upgrades

32410 Riverwood Dr

Texas “Hill Country-Themed” Paradise Just Outside of The Woodlands

Interior Upgrades

- Recent paint on interior (2019) and exterior (2020).
- Recent hardwood front door with speakeasy is a truly grand entrance.
- Living room fireplace is a hill country dream - 8 ft cedar mantle and hand selected stones
- Recent countertops are bull-nosed custom granite in kitchen and half bath
- Recent vinyl plank wood flooring with cork backing throughout most of the downstairs.
- Recent tiled entryway
- Custom stained cabinets throughout the home, you won't find these anywhere else.
- Recent drop-in double sink in kitchen is dark brown with new pull-down water faucet
- Jetted master bath jacuzzi tub features custom cedar wood surrounds, a cozy log cabin feel.
- Recent hammered copper sink and oil rubbed bronze faucet in half bath
- Recent garbage disposal in kitchen
- Recent mirror frames in both full baths are custom built with sealed wood
- Rainfall shower head in master bath
- Recent oil rubbed bronze water faucets and sink drains throughout the home
- Recent oil-rubbed bronze hardware for all cabinets throughout home
- Recent light fixtures in the kitchen, living, bedrooms and bathrooms.
- Recent ceiling fans in upstairs bedrooms feature dark wood and LED lighting
- Programmable NEST thermostat
- K&N washable air filters provide hypoallergenic filtration
- Recent oil-rubbed doorknobs throughout home
- Dark wood toilet paper holders

Exterior Upgrades

- Recent garage doors are insulated steel with dark woodgrain finish – low electric bills
- Custom cedar back porch columns stained to match house paint - with hill country stone bases
- Reclaimed barn tin design on back porch ceiling, a one-of-a-kind rustic farmhouse look and feel.
- Recent ceiling fan on back porch with remote
- Custom fire pit area extends from the back porch and features oak tree trunk benches cut from a family ranch in Madisonville and river rock from the TX hill country.
- Custom Texas-themed back porch pavers create an extension which connects the firepit area.
- Custom wood shutters on front and back of home are stained and sealed
- Stained and sealed back yard fence with natural cedar tone
- Recent landscaping at front entry features custom selected stones and boulders

Maintenance

- Roof was professionally soft-washed in 2019, looks brand new!
- Septic system upgrades in 2020 included new control panel, wiring and pump
- Air ducts were professionally cleaned in January 2021
- Gutters were cleaned out in May 2021
- Replaced 40 ft of fence and gate in back yard
- Front drainage improvements May 2021
- Dishwasher regular maintenance completed May 2021
- Pressure washed driveway, both porches and lower windows in June 2021