

***Features and Upgrades
1330 Caywood Lane
Houston, Texas 77055***

General Description:

Renovated, re-imagined and expanded to the studs in 2013
Previous foundation was inspected, repaired and equipped for expansion
Additional foundation added to expand the home
Large, open concept floor plan
Raised ceilings and roof line
Replaced roof (2013)
Replaced electrical
Updated plumbing
HVAC (2013)
Replaced all doors
Replaced all windows with double paned windows
Custom window coverings
Recessed lighting
Reclaimed and expanded hardwood flooring
Replaced appliances
Surround sound inside and outside
Added covered patio
Recent custom cedar fence and gates (\$20,000)
2021 Added tankless water heater
Zoned to sought-after Spring Branch Middle School
Zoned to sought-after Memorial High School
Gentrification throughout the neighborhood
Short commute to the Energy Corridor, Galleria, Downtown
Easy highway access
Located central to both major airports
Minutes to City Centre, Town & Country Village and The Galleria

Exterior:

Pool (500+ sqft) with tanning decks (\$90,000)
Stamped concrete
Added gas fire pit
Outdoor pool half bathroom
Open flexible shed space (She Shed)
Grassy area available for play or extending a garage/driveway

Living Area (18 x 16):

Opens floor plan
Recessed lighting
Ceiling fan and in-ceiling speaker
Speak easy wood front door

Study/Flexible Room (15 x 10):

Wood floors
Natural light

Kitchen (12 x 11):

Marble countertops
Custom cabinetry to the ceiling
Custom bar with beverage refrigerator
Wraparound cabinetry to the ceiling
Microwave in eat-in island
Deep single basin stainless steel sink
Designer backsplash
Stainless appliances

*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.

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All hard surface flooring throughout

Dining Area (12 x 12):

Jeld-Win sliding door system (\$10,000)

Hardwood flooring

Prepped for chandelier

Utility Room:

Walk-in pantry

Full stackable washer and dryer area

Additional storage

Pet door

Primary Suite (22 x 17):

Full light French doors to backyard oasis

High gambrel raised ceilings

Recessed lighting

Ceiling fan

Wood flooring

Primary Closet (17 x 12):

Bedroom sized

Makeup/jewelry station

Built-in shoe shelves

Display shelves

Built-in drawers

Chandelier

Room for an island or settee

Double oven with gas range

Primary Bathroom (12 x 7):

Marble countertops

Oversized shower with seamless glass

Double sink vanity with storage

Recessed lighting

Replaced toilet

Secondary Bedroom #2 (18 x 13)

French doors to backyard oasis

Previously utilized as a guest bedroom and media room

Pre-wired

Secondary Bedroom #3 (18 x 13)

Walk-in closet

Hardwood flooring

Secondary Full Bathroom:

Replaced toilet

Added jetted soaking tub

Recessed lighting

Backlit vanity mirror

Vanity with cabinet storage

Gameroom/Craft Room (11 x 9):

Hardwood flooring

Ceiling fan

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