

**WELCOME TO 12223 SOUTH DR., HOUSTON, TX 77099**  
**LIST OF WORK COMPLETED: SUMMER 2021**

**WELCOME! THIS HOME WAS DESIGNED WITH THE FAMILY WHO LOVES TO ENTERTAIN IN MIND. FROM THE LARGE EXPANDED KITCHEN, TO THE OPENNESS OF THE LIVING ROOM, TO THE BEAUTIFUL GUEST BATHROOM. EVEN THE GARAGE HAS HEATING/ COOLING PIPED IN SO THE KIDS CAN HAVE A COMFORTABLE EXTRA PLACE SPACE**

**OVERALL:**

- NEW WATER RESISTANT **VINYL PLANK FLOORING** IN ENTIRE HOME: ENTRY, FAMILY, KITCHEN, BEDROOMS, BATHROOMS
- ENERGY SAVINGS **DOUBLE-PANE WINDOWS** WERE INSTALLED THROUGHOUT
- NEW ENERGY EFFICIENT RECESSED **LED CEILING LIGHTS** WERE INSTALLED IN EVERY ROOM OF THE HOUSE
- THE ENTIRE INTERIOR WAS PRIMED & PAINTED W/TWO COATS OF SHERWIN-WILLIAMS (SATIN FINISH)
- ENTIRE **ROOF** WAS REPLACED WITH BLACK ONYX COMPOSITE SHINGLES IN 2018

**KITCHEN:**

- NON-SUPPORT WALL WAS REMOVED TO **OPEN UP THE KITCHEN**
- **BUTCHER BLOCK PENINSULA** ADDED WHICH ALSO SERVES AS A GREAT PLACE FOR EVERYDAY DINING OR EVEN A PLACE FOR THE KIDS TO DO THEIR HOMEWORK ON (THERE'S EVEN AN IPHONE CHARGING OUTLET ON THE WALL)
- **DOUBLE-DOOR PANTRY** WAS BUILT WITH THE LARGE FAMILY IN MIND: LOADS OF SHELF SPACE TO STORE ALL OF YOUR FAMILY'S GROCERIES
- NEW SUBWAY **BACKSPLASH** IN KITCHEN
- NEW QUARTZ **COUNTERTOPS** IN KITCHEN & EVEN THE LAUNDRY ROOM (GARAGE)
- NEW KITCHEN WINDOWS OPEN LEFT TO RIGHT WHICH ALLOWS DAD TO PASS THE FRESHLY GRILLED BURGERS OR FAJITAS DIRECTLY INSIDE DURING FAMILY COOKOUTS
- THE LONG WINDOW SILL UNDERNEATH THE COVERED PORCH IS ALSO THE PERFECT PLACE TO SET YOUR FOOD DURING BACKYARD GET TOGETHERS

**GARAGE WAS DESIGNED TO PROVIDE EXTRA SPACE:**

- EXTRA 438 EXTRA SQUARE FEET (NOTE: THIS WAS NOT COUNTED AS PART OF THE HOME'S 1800 SQ.FT.)
- WASHER & DRYER WITH SHELVES ABOVE AND EVEN A HANGING ROD FOR YOUR CLOTHES TO DRY
- **SINK AND VANITY** WITH QUARTZ COUNTERTOP
- AIR CONDITIONING/HEATING VENTS ALLOWS FOR **YEAR ROUND USE OF THE GARAGE IN COMFORT**

**LARGE FAMILY ROOM:**

- LARGE BANK OF WINDOWS ALLOWS PLENTY OF LIGHTING INTO THIS EXPANSIVE SPACE
- NEW **LARGE SLIDING PATIO DOOR** OPENS UP TO COVERED BACKYARD PATIO
- CONNECTS SEAMLESSLY WITH THE OPEN KITCHEN

**BEDROOMS:**

- ALL BEDROOMS RECEIVED NEW FLOORING, WINDOWS, LED LIGHTS, CEILING FANSS, AND FRESH PAINT

**HALLWAY BATHROOM:**

- HALLWAY BATHROOM COMPLETELY REMODELED TO IMPRESS YOUR GUESTS. COMPLETE WITH **WHITE SHAKER VANITY**, SOFT-CLOSE DRAWERS, AND **ITALIAN CARRARA COUNTERTOP**. EVEN THE BEAUTIFUL TILE WORK ABOVE THE TUB IS NEW.
- ALL OF THE HARDWARE AND SHOWER TRIM IS NEW AS WELL (CHROME FINISH)

**MASTER BATHROOM**

- MASTER BATHROOM TUB WAS REPLACED WITH STAND UP SHOWER AND ENCLOSED IN TEMPERED **GLASS PANELS AND DOOR**
- **GREY SHAKER VANITY** W/ SOFT-CLOSE DRAWERS AND **MARBLE COUNTERTOP**
- ALL OF THE HARDWARE AND SHOWER TRIM IS NEW AS WELL