

UPGRADES & FEATURES

11431 Bottlebrush Lane

KITCHEN

- 1.5" Carrera Marble Countertops w/ Waterfall edge
- Whirlpool stainless steel appliances
- Stainless steel gas cooktop
- Stainless steel built-in oven
- Kohler Porcelain apron sink
- Oil-rubbed bronze single handle faucet
- Coastal Dusk solid 42" cabinets
- Under-cabinet LED lighting
- 3"x 6" Glass subway tile backsplash
- Central Island w/ Carrera Marble top
- Florium Greige wood-look tile floors
- 4 – 6" LED can lights
- Crown molding
- Stainless Steel Refrigerator Included

BREAKFAST ROOM

- 2 light gold box chandelier
- Bay windows to backyard
- Custom built-in wine bar
- Crown molding
- Florium Greige wood-look tile floors
- Full-light patio door w/ built-in blinds
- Access to covered patio and backyard

FAMILY ROOM

- Custom built Media Hutch/Shelving
- Castone gas log fireplace
- 5 Speaker built-in surround sound
- 4 – 6" LED can lights
- Shiplap Accents
- Wall of windows to pool-size backyard
- Crown molding
- Ceiling fan w/ light kit

DINING ROOM

- Custom 5-light Edison chandelier
- Custom 3 tier shelving
- Shiplap Wainscoting
- Room for large dining table and buffet
- Florium Greige wood-look tile floors
- Double crown molding
- 2 – 6" LED can lights

STUDY / PLAY ROOM – 1ST Floor

- French doors
- Bay windows to front
- 4 – 6" LED can lights
- Oil-rubbed bronze ceiling fan w/ light
- Double crown molding
- Plush carpet

PRIMARY BEDROOM – 1ST Floor

- 11' ceiling
- Room for king size furnishings
- Custom 5-panel barn doors at entry
- Wall of windows to pool-size backyard
- Modern ceiling fan w/ light and remote
- 4 – 6" LED can lights
- Massive walk-in closet
- Plush carpet

PRIMARY BATHROOM

- Completely remodeled
- Solid wood double vanity
 - Soft close doors and drawers
 - Pull out storage w/ built-in outlet for hair dryer/straightener
- Dual porcelain counter-mount vanity bowls in modern rectangle shape
- Solid oak countertops

- Kingston Brass ORB faucets
- Custom built walk-in shower w/
 - Seamless shower doors
 - 6" x 12" glass subway tile
 - Penny tile shower floors
 - Solid oak bench seat
 - Dual Moen ORB shower valves
 - Adjustable body sprayers
- Custom built storage cabinet w/
 - Pull-out clothes hamper
 - Towel storage
 - Solid oak countertop
- Exhaust fan w/ Bluetooth speaker
- Vinyl-frame tempered-glass window
- Shiplap accent walls
- Wood framed mirrors
- Vortens elongated ADA toilet
- Floating wood shelving above toilet
- Custom barnwood chandelier
- Farmhouse vanity lights
- Custom 5 panel barn doors at entry
- Field 6" x 36" glazed porcelain wood look tile floors

BEDROOM TWO – 1ST Floor

- Room for large furnishings
- Extend closet w/ ample storage
- Floating wood shelving
- Tray ceiling
- Ceiling fan with light
- Easy access to Full Bath
- Plush carpet

SECOND BATHROOM – 1ST Floor

- Galvano Charcoal 12" x 24" glazed porcelain granite stone look tile floor
- Moen Oil-rubbed Bronze faucet
- Ample storage and vanity
- Large framed mirror
- Vortens elongated ADA toilet
- Built-in floating wood shelves

BEDROOM THREE

- Room for large furnishings
- Closet w/ ample storage
- Floating wood shelving
- Tray ceiling
- Ceiling fan w/ lighting
- Plush carpet

BEDROOM FOUR

- Room for large furnishings
- Double door closet w/ ample storage
- Custom rustic wood accent wall
- Tray ceiling
- Ceiling fan w/ lighting
- Plush carpet

UTILITY ROOM

- Provides excellent space for washer, dryer, and more.
- Maytag frontload Washer & Dryer w/ Steam (2018)
- Custom built-in pedestal w/ cabinets for storage
- Barnwood accent wall
- Custom barnwood chandelier
- Located in-house

BACKYARD

- Private backyard w/ lush landscaping
- No back neighbors
- Room for a pool
- Ample yard space for kiddos or pets

GARAGE

- Kraftmaid Cabinets
- Wood-top workbench
- Pegboard tool storage
- LED workbench light
- 2 – 4ft. LED ceiling-mounted lights
- Genie garage door opener (late 2016)
- Added 3 separate 20amp circuits for fridge and high power tools
- Kenmore refrigerator included

ADDITIONAL DETAILS

- Extended Covered Porch w/ brick pavers and arched accents
 - Mahogany front door with leaded and beveled glass
- Handmade custom lighting at front porch and thru-out interior
 - New 1x6 baseboards and 1x4 door trim thru-out interior
 - Farmhouse window and door molding thru-out interior
 - Double pane Low-E windows
 - Gutters front & back (2021)
 - Solar screens across back windows
 - Rheem 50 gallon water heater (late 2016)
- Carrier 5 Ton / 16 SEER HVAC w/ variable speed (2019)
 - Roof (late 2016)
 - Exterior Paint (2021)
 - Landscaping (2021)
- Ring doorbell remains
- Security system remains
- Nanny cams remain

STONE GATE COMMUNITY

1,800-acre master-planned community featuring a country-club lifestyle in a golf course setting. Offering many parks, playgrounds, olympic size swimming pool, Texas splash pad, children's wading pool, recreational center, club house, stocked lakes, covered pavilions, picnic tables, and Houston National Golf Club.