

## **FEATURES AND UPGRADES FOR 720 BARBARA STREET**

The home was taken down to the studs and remodeled in 2017 including the following:

Electrical Wiring Replaced Including Outlets and Switch Plates

Pex Plumbing Pipes Throughout

Complete HVAC System

Installed Sprinkler Systems and Gutters

Added 32'4" x 14' Concrete Patio with 14' x 10' Cover

Added 10'5" x 12'6" Paver Stone Patio and Paver Stone Sidewalk from Concrete Patio to Carport

Added 13'10" x 5'10" Wood Shed

Replaced Soffits

Cedar Shakes Replaced in Several Areas and Exterior Repainted, including Brick (after renovation was completed).

Replaced Roof w/GAF Timberline HDZ Architectural Shingles w/Ridge Cap Shingles and Ridge Vent along with Solar Temperature-Controlled Roof Fan – June, 2020.

Original Front Door Updated by Replacing Three Glass Panels

Added Black Metal Written Street Address and Black Metal Starburst

Updated Mailbox

Original Built-in Phone Stand Refurbished

Interior includes 12" x 24" Porcelain Tile Throughout

Interior Walls Removed Opening the Living, Dining and Kitchen Areas.

Raised Ceilings in Living and Dining Area, Primary and Secondary Bedroom and Secondary Bathroom.

All Windows Replaced Adding a 7'6" x 4'4" Picture Window in Living Area with a Set of Custom Window-Box Drapes.

Two-Inch Blinds Throughout.

Quartz Window Sills in the Kitchen and Bathrooms.

Six Inch Base Boards and Six Inch Transoms Above Interior Doors.

Recessed Lighting in All Rooms except Guest Bedroom;

Ceiling Fans w/Light Fixtures in Bedrooms; Pendant Light Fixture in Dining Area and Pendent Lights in Secondary Bathroom.

Designer Jonathan Adler Entryway Light Fixture.

Dimmable Lighting in Kitchen, Dining, Living, Bedrooms and Secondary Bathroom.

USB Outlets in Kitchen, Living Area and Primary Bedroom.

Kitchen has a 6'2" x 3' Kitchen Island w/Calacatta Quartz Countertop, Soft Close Drawers w/Electrical Outlets on Both Sides.

Calacatta Quartz Countertops in Kitchen.

Soft Close Top Cabinets w/Undermount Lighting and Built-In Wine Rack; Bottom Cabinetry Includes Combination Soft-Close Shallow and Deep Drawers, Two Corner Cabinets w/Lazy Susan Shelving, Under-Sink Cabinet, Hidden Utensil/Baking Pan Drawers w/Cabinet Door Face; Pantry Cabinet Includes Hidden Pull-Out Drawers and Shelves along w/Four Deep Drawers on the Bottom.

LG Appliances in Black Stainless including LG Gas Range w/Double Ovens and ProBake Convection, Easy and Self-Clean Methods, Smart ThinQ w/Microwave Oven and Exhaust Fan Mounted Above; Inverter Direct Dishwasher w/Under-Counter Top and Third Level Adjustable Rack; Undermount 30" x 17" Stainless Steel Sink w/Disposal; Single Lever Commercial Style Faucet w/Spray Head.

Primary Bath Includes a 5'4" x 3'2" Walk-In Shower w/Bench Seat and Soap Niche Finished in Special Order Italian Glazed Tile, Matching Tile

Used on Vanity Wall; Quartz Bench Seat Top Matching Quartz Countertop on Primary Bathroom Vanity; Delta Dual Function Pressure Balanced Shower System w/Integrated Volume Control, Shower Head, Two Body Sprays and Hand Held Sprayer; Triple-Mirrored Cabinet Providing Hidden Toiletry Storage.

Secondary Bathroom Flooring, Niche and Backsplash Finished in Sici's Neoglass Iridescent Hemp Dome Tile; Air Jet Bathtub; Custom Walnut Vanity; Mirror Cabinet w/Custom Walnut Siding Providing Hidden Toiletry Storage.

Two-Piece High Efficiency Toilet Tank w/Elongated ADA-Height Toilet Bowl, Including Soft Close Seat in Bathrooms.

720 Barbara Street is located in the Heart of Tomball within walking distance to Main Street Shopping and Restaurants. Convenient to HCA Houston Healthcare and Medical Complex. Minutes to Highway 249, The Grand Parkway, The Woodlands and Exxon Campus! Tomball is truly a Small Town With a Heart!