

## 7630 Troulon Drive, Houston, TX 77074

### Update List

- 1) Private backyard access from the master bedroom.
- 2) All new doors, including the French doors leading to the pool area and sliding doors in the master bedroom leading to the private deck/backyard.
- 3) The new spacious laundry room from the kitchen/living areas was created from the garage space without sacrificing two cars comfortably fitting inside.
- 4) The open concept floor plan for the kitchen, breakfast area, dining area, and living room was created by opening up the walls of what was previously an office/study space to create the dining area and seamlessly open it up to the living room.
- 5) All new Low-E windows.
- 6) New high-grade wood like tile floors in living areas and laundry room.
- 7) New tile flooring in bathrooms.
- 8) New carpet in all bedrooms.
- 9) New crown molding.
- 10) New modern baseboards.
- 11) New interior and exterior paint.
- 12) Re-plastered 12 ft. in-ground pool.
- 13) New pool equipment.
- 14) The deck outside of the master bedroom was repainted and weather proofed.
- 15) Completely remodeled bathrooms.
- 16) The master bathroom was expanded to accommodate its spacious walk-in shower.
- 17) All new fixtures and lighting.
- 18) LED lighting in dining, living, and breakfast areas.
- 19) Completely brand-new kitchen with soft close drawers/cabinets.
- 20) New 30-year roof with a lifetime transferable warranty.
- 21) New cemented driveway.
- 22) New mailbox.
- 23) Digital program thermostat.
- 24) Serviced HVAC system.
- 25) New water heater.
- 26) New stainless-steel appliances.

***\*The seller is also willing to make buyer specific customizations on the home with any acceptable offer. Some ideas include: new front/back lawn, new backyard fencing on any area a buyer might feel that it is necessary, custom landscape to better seclude the pool/backyard area (seller has some ideas but is willing to talk to buyers on any other ideas they might have for this), and anything else that the buyer thinks necessary. Serious buyers please call the Listing Agent at 832-799-8677 for this limited time offer.***