



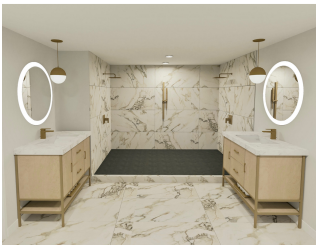
# 111 PLANTATION ROAD

## Features & Amenities

 5 bedrooms

 3.5 bathrooms

 3,303 sq ft



### KEY FEATURES

**\*\* virtual renderings \*\***

- ✓ New Roof Certaineed Black Moire Max Def 30-Year Shingles
- ✓ New SPRAY FOAM Insulation (Closed Cell/Open Cell)
- ✓ New 16 Seer Trane HVAC - 5 Ton & 2 Ton
- ✓ New R-8 Air Ducts
- ✓ New Navien Tankless Water Heater
- ✓ New Black Aluminum Low-E Energy Efficient Double Pane Windows with Screens
- ✓ New Toddler/Pet Proof WHITE OAK 9.5" Wide SPC Waterproof Floors (No Carpet Anywhere)
- ✓ All New Electrical
- ✓ New Electrical Service Panel
- ✓ New PEX Plumbing
- ✓ New Under Slab Plumbing
- ✓ New Sewer Line to the City
- ✓ New Gas Line
- ✓ New Exterior & Interior Paint
- ✓ New Cement Board Siding & Cement Board Trim
- ✓ New 15 Ft Wide x 8 Ft High Anderson Sliders
- ✓ New Custom Iron/Glass 4 Ft Wide x 7 Ft High Front Door
- ✓ (2) New Modern Iron Gas Lanterns
- ✓ New Schlage Black Door Hardware
- ✓ New Solid Wood Exterior & Interior Doors
- ✓ New 74" Modern Digital Fireplace
- ✓ New AC Grills
- ✓ New Nest Wireless Thermostats
- ✓ New Decora Plugs & Outlets
- ✓ New Smoke Detectors
- ✓ New Dimmable LED Light Inserts
- ✓ New Light Fixtures
- ✓ New Audio Pre-Wired for Surround Speakers
- ✓ New Wood Baseboards & Trim
- ✓ New White Quartz in Kitchen
- ✓ New Custom Kitchen Shaker Cabinets with 12 Ft Island
- ✓ New GE Monogram Appliances (48" Refrigerator/Freezer, 36" Pro Range, Dishwasher, Microwave Drawer, 30" Wine Fridge, & Custom Vent Hood)
- ✓ New 36" Farmhouse FireClay Kitchen Sink (Heat, Scratch, Rust, & Stain Resistant)
- ✓ New Garbage Disposal - 1 HP
- ✓ New Delta Voice IQ Kitchen Faucet
- ✓ New 24x48 Large Format Tile in Bathrooms & Fireplace
- ✓ New Modern Vanities
- ✓ New Master Bath 36x36 LED Mirrors
- ✓ New Delta Shower & Faucet Trim
- ✓ New 72x32 Inch Tub
- ✓ New Kohler Toilets
- ✓ New Shower Glass
- ✓ New Glass Garage Doors
- ✓ New Thor Outdoor Kitchen, Pizza Oven, & Wine/Beverage Fridge
- ✓ New Iron/Wood Covered Patio
- ✓ New Modern Landscaping
- ✓ New Fence
- ✓ New Concrete Driveway, Porch, & Patio
- ✓ Plumbing, Sewer, Electrical, & HVAC Permitted, Inspected & Approved By City of Houston



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