

<p style="text-align: center;"><b>FEATURES AND UPGRADES</b> <b>9707 KEMP FOREST DRIVE, HOUSTON, TX 77080</b></p>
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- New roof
- New garage door
- New entry door
- HVAC 2016
- New custom shaker-panel, solid wood, kitchen and bathroom cabinets with soft-closing doors
- New granite counters in kitchen and bathrooms
- New under-mount sink in kitchen and baths
- New Botticino marble backsplash in kitchen
- New faucets, hardware, door knobs, and bathroom hardware
- New mirrors in all bathrooms
- New stainless steel gas range, microwave, and dishwasher
- New ceiling fans with light kits
- New recessed LED lighting in foyer, kitchen, and hallway
- New light fixtures in bathrooms and breakfast
- New hand-scraped engineered flooring throughout
- New, beautiful, neutral floor tile in kitchen, laundry, and bathrooms
- New and beautiful interior and exterior paint
- New outlets and switches that comply with Co/ALR
- New smoke detectors
- Master bath totally redone to add a large shower, new tile, Botticino marble shower floor, glass mosaic inserts and a new shower door
- Home has been professionally cleaned
- Large wood shed out back
- Home has fenced-in back yard
- All major systems have been serviced

**OTHER NOTABLE FEATURES**

- One-year home warranty included, your choice, if requested on contract
- 30-year roof shingle warranty with Owen-Corning

- Voluntary Homeowners Association (HOA) - No mandatory dues
- No MUD Taxes
- Located in Spring Branch ISD!
- Mature, established neighborhood!
- Minutes from City Center!
- Close to the Galleria area, downtown Houston, and shopping
- Convenient to NW Freeway (Hwy 290), 610 Loop and Beltway 8 (Sam Houston Parkway)
- Never flooded!