

9651 Crestwater Circle, Magnolia, Texas 77354

Features and recently added upgrades exceed \$200,000!

Exterior

- Slurry Brick, painted all gutters and trim, all new front windows
- All new light fixtures
- All new front landscape
- New sitting area / trash hideout
- Removed 20+ Pine trees

Garage:

- Epoxy flooring
- Paint walls and all trim and doors

Mudroom: Addition / Complete Gut down to studs

- Bumped out (old pantry / hall) to create mudroom during reno
- Custom lockers, cabinets, and dog area (large enough for crate underneath)
- New floors / paint (smooth wall and ceiling) / soapstone countertops
- New recessed lighting
- New door into garage with new keyless entry
- Custom hardware

Laundry: Complete Gut down to studs

- Custom laundry cabinets all brand new
- New floors / paint (smooth wall and ceiling)/ soapstone counter tops
- New sink and faucet
- New pocket door between laundry and mud room
- Custom Hardware

Kitchen: Complete Gut down to studs

- Dry Bar / Buffet server
- New custom picture window with Zellige tile backsplash surround
- Quartzite countertops
- Inset custom cabinets
- New double wine fridge
- Double pullout liquor storage
- Large double under cabinet storage for serving ware
- Dual stemware glass cabinets
- Lighting display upper cabinets
- Dual Custom made Pocket doors with custom hardware flank range
- Range wall
- Quartzite backsplash and shelving
- Quartzite countertops
- Custom plaster hood
- New Thermador Pro 36" gas range
- New Moen pot filler
- New Sconces

- Dual large drawers for storing pots and pans flank range
- Fridge Wall
- Zellige back splash
- Quartzite counter top
- 2nd electric oven and convection microwave
- New Frigidaire fridge
- Custom inset cabinetry
- Kitchen Island
- New double dishwashers
- New blanco sink
- New moen (touchless) faucet
- New kitchenaid ice machine
- Hidden Pullout trash drawer
- Quartzite countertop
- New visual comfort Elliot stone pendants (75lbs each special installation required) reinforced in ceiling.

Pantry: New

- Converted hallway closet into pantry under stairs.
- All brand new shelving.
- Included electric outlets for small appliances

Living Room

- New floors
- New Fire place (very expensive)
- Fire rock fire place

- birchwood gas logs
- Cast Stone mantel Surround
- 2 New dual sets of custom made french doors
- Repainted throughout lower floor.
- Removed all ornate molding on columns
- New Fan

Entryway

- New Double Front Doors and Trim
- New Visual Comfort light fixture

Dining Room

- New front window
- Designer Wallpaper
- New Custom Drapes
- Visual Comfort Light fixture
- Built in China Hutch all new

Kids Rooms

- Floors, paint, wallpaper, new windows, new fans and new light fixture in 3 rd bedroom down.

New Coat Closet door

1st floor Office

- Floors and paint
- New built ins, include pullout printer and pullout filing drawers
- Space between large enough for queen bed if ever needed
- Custom bamboo roman shades (very expensive)
- Visual comfort picture light sconce
- New office light fixture

Office bathroom: Complete Gut

- New shower (marble floor and porcelain wall), new glass door, new faucet
- New floor (porcelain)
- New toilet
- New mirror and new light fixture
- Quartzite countertop and new faucet

Hall demo old storage and put in bottom storage built ins.

Primary Bedroom

- New floor and paint

Entire House 1st floor

Floated ceiling in kitchen/living/dining/ entry (very expensive)

Painted all trim, doors, and walls

Updated all door hardware

Replaced all light switches with dimmers

Replaced all canned lights and electrical outlets.