

UPGRADES

Exquisitely updated & tastefully finished home in one of The Woodlands' most sought-after neighborhoods.

UPGRADES:

- Entire home deep-cleaned, including professional cleaning of windows & carpet
- Entire home professionally painted: walls, ceilings, trims, doors, closets, shelves, stair rails & baseboards
- New water heater installed – December 2021
- Window Treatments: All blinds cleaned, new curtains in Kitchen, Dining Room & Master Bedroom
- Electric: All outlets and switches replaced (all GFCI)
- Installation of security system: ADT (owned)
- All new ceiling fans
- All interior door knobs replaced with brushed stainless-steel door handles
- New coaxial TV cables installed
- Lighting: All new LED recessed ceiling lights throughout home (all energy-efficient, “Energy Star” rated)
- New outdoor landscape lighting in front and back yard, which highlights the architectural beauty of the front of the home
- Entry Foyer: New hand-strung crystal chandelier (LED)
- Dining Room: New ceiling light fixture (LED, remote-operated, with color-changing & dimming options)
- Living Room: Pre-wired for surround sound system in ceiling (cable ready)
- Kitchen: Updated kitchen with new cabinet & drawer handles, repainted the island, repaired faucet & properly connected range hood/exhaust fan to vent through outside wall

- Master Bedroom: New window treatments & new shoe rack in walk-in closet
- Half Bath: New LED light fixture, new mirror & updated cabinet
- Laundry/Utility Room: Installed sink, updated cabinets & new ceiling light (LED)
- Pool: New Pentair filter & new pool pump seals
- Backyard: Landscaping & removal of 3 tall palm trees that didn't survive the Feb. 2021 freeze
- Exercise Room/Pool Room: New TV mounted on the wall & portable air conditioner (this room addition can easily be converted back to a 2-car garage)
- Garage: Installed metal shelves, new LED lighting & ceiling fan

The inclusion of furniture and/or TV packages in the sale of the home are negotiable.