

## **IMPROVEMENTS & UPDATES**

### **◇ INTERIOR**

- ~ Hand Scaped Hardwood Floors
- ~ New carpet - stairs, upstairs, master bedroom closets
- ~ All interior door hardware replaced
- ~ Power receptacles replaced with modern flat style
- ~ Light switches replaced with modern rocker style
- ~ Upstairs attic stairs replaced

### **◇ KITCHEN REMODEL**

- ~ Granite countertops
- ~ Decorative tile backsplash with under cabinet lighting
- ~ Recessed lighting and pendant lights
- ~ Large kitchen window to watch kids playing on the driveway
- ~ New dishwasher
- ~ New garbage disposal

### **◇ MASTER BATH FULLY REMODELED**

- ~ Oversized walk-in frameless glass shower, Italian tile, Hans Grohe shower fixtures
- ~ Free standing Soaking tub
- ~ Granite countertops raised and window sill
- ~ Kraftmaid shaker style cabinets
- ~ Canned lighting throughout
- ~ 24" Italian floor tile
- ~ Door added to toilet area for additional privacy
- ~ New carpet in his/her walk-in closets
- ~ New bathroom exhaust fan

### **◇ UPSTAIRS BATHROOM FULL REMODEL**

- ~ Wall & door added between sink vanities and toilet/shower for privacy & humidity control
- ~ Kraftmaid cabinets, Kohler sink and tub, Corian counter top
- ~ Added Linen closet for storage
- ~ Two bathroom exhaust fans

#### ◆ HVAC

- ~ Replaced downstairs heater, evaporator and compressor/condenser
- ~ Installed whole house box filter for downstairs HVAC
- ~ Upstairs heater replaced
- ~ Replaced downstairs evaporator
- ~ All HVAC ceiling registers/vents replaced

#### ◆ POOL

- ~ New high efficiency Pentair Intelliflow variable speed pump
- ~ New Pentair water feature pump
- ~ New chlorinator
- ~ New Polaris pool cleaner and pump
- ~ New Jacuzzi pool heater

#### ◆ EXTERIOR

- ~ Freshly painted house and garage, replaced all damaged wood trim
- ~ Refinished front door
- ~ Nest cameras to monitor front door and entire front property
- ~ Fresh landscaping - clean beds, new plants, mulch
- ~ Front yard landscape lighting

## **PROPERTY FEATURES**

#### ◆ INTERIOR

- ~ Huge master bedroom in rear of home overlooks backyard oasis and pool
- ~ Gameroom wired for Dolby 7.1 Surround Sound
- ~ 5th Bedroom Option
- ~ Alarm system (multi-zone, doors, windows, motion detectors)
- ~ Crown Molding

#### ◆ POOL

- ~ Tear drop shaped spa with overflow spillway to pool
- ~ Rock waterfall feature provides soothing sounds when laying out by the pool
- ~ Flagstone coping
- ~ Three stairs provide convenient in/out access
- ~ Scenic landscaping

#### ◆ ADDITIONAL STORAGE

- ~ 7x7 Walk-in Hall Closet - designed to have easy access through study to make 5th bedroom, or add'l bathroom
- ~ Coat closet in Primary Bedroom w/ expanded "secret" storage under stairs
- ~ Large Closet off Gameroom
- ~ 16' x 9' Decked Attic

#### ◇ EXTERIOR

- ~ Backyard sprinkler system
- ~ Mature Oaks, Pecan trees and Crepe Myrtle
- ~ Flagstone border front yard flower beds
- ~ Massive backyard with plenty of greenspace to play in/out of pool
- ~ Sewer line extended to back of garage to build pool cabana, 1/2 bath or workshop
- ~ GARAGE:
  - finished with sheetrock
  - custom shelving for additional storage and organization space
  - pull down stairs and attic is decked for additional storage

### COMMUNITY AMENITIES

- ◇ Master Planned Copperfield with 7 Villages
- ◇ Parks and community pool with new slides
- ◇ Green Belts and Miles of Scenic Walking/Biking Trails Throughout Neighborhood
- ◇ Community Centers that Can Be Rented For Events
- ◇ Elementary school in neighborhood can walk or ride your bike to school
- ◇ Restaurants and shopping within 5 min - Sprouts Farmers Market, Romero Los Brazas Mexican and Carabas Italian
- ◇ YMCA branch in neighborhood - 2 miles away
- ◇ Numerous Places of Worship within 5 min drive
- ◇ Two branches of Harris County Library 10 minutes away
- ◇ Lone Star College and Berry Center 4 miles away
- ◇ Two local Dog parks in addition to dog-friendly walking trails in the neighborhood
- ◇ Community parades at Christmas & July 4th
- ◇ Summer family friendly movie nights at the neighborhood pool
- ◇ Copperfield Dolphin Swim Team for all kids K-12