

## **10523 GLENWAY DR, HOUSTON, TX 77070**

### **FEATURES & UPGRADES**

- New HVAC including ductwork
- Front formals opened up and non-structural walls removed
- Archway created from foyer to family
- Family/breakfast wall removed to open up the space
- Bull-nosed corners downstairs
- New iron railing balusters
- New cabinets in kitchen, wet-bar, primary bath, and half-bath
- New granite counter tops in kitchen, wet bar, and all baths
- New bathroom, kitchen, and wet-bar undermount sinks
- New glass tile backsplash in kitchen and wet bar
- New tile floors in all bathrooms, kitchen, breakfast, wet bar, and laundry
- New hand-scraped engineered flooring downstairs
- New carpet & upgraded padding upstairs
- New faucets, light fixtures, chandeliers, door knobs, and bath hardware throughout
- New LED recessed lighting in family, hallways, kitchen, formal living room, and bathrooms
- New window coverings in most of the windows
- Freshly painted inside and out
- High ceilings in family room
- Mahogany wood front entry door
- Automatic sprinkler system and new timer

- Formal living room and formal dining room
- 5 max bedrooms. Could be set up as 4 bedrooms with a game room or 4 bedrooms with an office
- Walk-in closets
- Roof is estimated to be less than 8 years old
- Pebble tech back patio slab, front entry sidewalk and front porch
- 1 year home warranty with full-price offer
- Great location in a family-friendly, neighborhood, close to SH249, shopping, restaurants, and parks
- Acclaimed Cy-Fair Independent School District