

# 14102 Cindywood Circle, Houston TX 77079

5,331 SqF + Fitness/Bonus Room

5 Bedroom Suites 5.1 Bath

3 Car Oversized Tandem Garage

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**This Scandinavian Style inspired home, crisp and bright with contemporary elements on a huge lot in Memorial, will take your breath away!**

Conceived as a 2018 remodel with a garage and owner suite addition, the final design for this home is simply magazine-worthy. The home features an open floor plan which centers on maximizing the views of tree tops from multiple rooms, visually connecting the interior to the exterior.

Super cool layout with ample spaces, 5-bedroom suites, prime quality materials and attention to detail will make you fall in love with this modern home, also offering endless possibilities for future additions and customization. Please see below the list of new features added in 2018.

- Elevator
- 8" Exterior & Interior Solid Concrete Walls in First Floor
- 10' ceilings, 8' in the 3rd floor.
- White Oak Engineer 7.5 Inches Wood Floors throughout the 2 upper floors (No Carpet)
- Custom Kitchen and 12' Kitchen Island with designer plugs pull outs / Ceiling Height Cabinets for additional Storage
- LED Under Cabinet Lighting
- Miele® Appliances:
- Miele® MasterCool™ refrigerator For high-end design and technology on a large scale
- Miele® Freezer, Dishwasher
- Miele® 42" Induction Cooktop With 4 Power Flex Cooking Zones
- Miele® 47" Vent Hood for extreme extraction.
- Miele® 30" Convection Oven with 100+ Automatic Functions
- Miele® 30" Compact Speed Oven / Combi Oven
- Miele® Warming Drawer for preheating dishware, keeping food warm, and Slow Roasting.
- 3 - Fisher and Paykel Integrated CoolDrawers™ Multi-temperature Drawers in the Kitchen and Wet Bar
- Insinkerator® Excel 1HP Garbage Disposal
- Dupure Under the Sink Water Filtration
- Pot filler
- Grohe® faucets throughout, Rain Shower Heads, and Handhelds in all Bathrooms
- Grohe® Accessories in all bathrooms
- Free Standing Soaking Tub, Steam Shower & Heated Tile Floor in the Principal Bath
- Duravit® Fixtures and Duravit® Wall Mounted Bowls
- Floor to ceiling Tile in Showers, and Powder Room
- Shower Glass Doors
- Towel warmers in all bathrooms

- 60" x 48" LED Mirror in powder Room
- 5.1 Surround System with Sub-Woofer in the Principal Room and Bathroom, Music Room and Game Room
- Electrical System in the whole house
- PEX Pipes Plumbing in the whole House
- Internet/ Cable/ Camera Closet
- LED Light fixtures throughout
- Minka Aire® Ceiling Fans with/without remotes
- New Interior and Exterior Doors and Schlage door Hardware, Garage Door.
- Sierra Pacific Low-E Energy efficient Casement Windows
- StoneSide® Window Transitional and Black Out Shades
- White Quartz Countertops
- Modern flat white walls with no texture
- Aquor Exterior House Hydrants (no need to insulate in winter)
- Dupure Water Filtration System
- Rain Bird Sprinkler System
- Water Pump
- 3 Zone - 2 Units HVAC System: 8-Ton, 5-Ton 16 Seer + LG Ceiling Multi Units 4 Ways
- AC Ducts & Grills
- Spray Foam Insulation in all Exterior Walls & Roof/Attic
- Rinnai Tankless Gas Water Heater
- Ring alarm
- Security Cameras around the home.
- Nest Wireless Thermostat
- Roof, 30 Year composition shingles in Black
- Gutters with Leaf Guard
- White Stucco Exterior
- Concrete Double Wide Driveway
- 8' Tall Picket Fence
- 15 Trees (Pines, Bold Cypresses and Oak Trees)

*All the renovation was permitted and inspected by the City of Houston*