

## **FEATURES AND UPGRADES**

### **5523 Nina Lee Ln, Houston, TX 77092**

- Foyer created with arched wall to formal dining room
- Arched created to hallway
- Kitchen wall opened to family room
- PEX plumbing
- New gas water heater
- New electric breaker panel
- New stainless gas range, glass/stainless hood, and dishwasher
- New granite counters in kitchen and all bathrooms
- New under-mount sinks in kitchen and all bathrooms
- New French Canvas backsplash in kitchen
- New faucets, hardware, door knobs, and bathroom hardware
- New mirrors in all bathrooms
- New wide baseboards in entire home
- New ceiling fans with light kits in living room and all bedrooms
- New recessed LED lighting in foyer and kitchen
- New light fixtures throughout
- New hand-scraped engineered flooring throughout
- New, beautiful, neutral floor tile in kitchen, breakfast, and bathrooms
- New and beautiful interior and exterior paint
- New outlets and switches
- New smoke detectors
- New master bath shower includes new tile, Botticino tile bottom, glass mosaic inserts and a new shower door
- New window blinds
- Home has been professionally cleaned
- Copper electrical wiring
- Fresh landscaping
- Home has fenced-in back yard
- All major systems have been serviced

## **OTHER NOTABLE FEATURES**

- Home has a third garage door that opens to the rear (very handy)
- Covered patio
- Vinyl soffits and fascia for low maintenance
- Large wood shed in back
- One-year home warranty included, your choice
- Located in a mature, established neighborhood!
- Convenient to shopping, schools, post office, restaurants and major thoroughfares
- Never flooded!