

UPGRADES & FEATURES

***13431 Paradise Valley Drive
Houston, TX 77069***

Exterior:

- Golf Course Lot with views of Hole 15 – Jackrabbit Course
- Upper Balcony & Lower Covered Patio – re-built/reinforced & Slate on Lower Patio
- New Front Door
- New Sliding Doors X4 AND French Doors in Second Primary Bedroom
- New Double Paned/Low E Windows – Whole House
- Full Sprinkler System
- Exterior Paint
- Expanded to 3 Car Garage
- 2021 Roof Replacement – Partial – One Section Repaired as Recommended
- Addition to the Home that Expanded the Square Footage
- Upgraded Landscaping
- Main Sewer Line Replaced/Upgraded

Formal Living & Dining Room

- Crown Molding & Chair Rail Trim in Formal Dining Room
- New Tile Flooring
- Gas Fireplace with Custom Mantle
- Walls Removed for Open Floorplan
- Recessed Lighting & New Light Fixtures/Ceiling Fan

Kitchen & Breakfast Room

- Granite Counters & Custom Backsplash
- Custom Cabinets in Kitchen w/Under Cabinet Lighting
- Stainless Appliances – including a 5 Burner Cooktop, Double Ovens & Drawer Microwave
- New Lighting Fixtures & Recessed Lighting
- Custom Bar Area w/Granite Counter
- New Cabinetry – Custom Built Solid Wood
- Center Island w/Counter Seating
- Large Walk In Pantry

Primary Suite #1

- Primary Suite #1
 - Luxury Vinyl Wood Flooring
 - New Lighting/Ceiling Fan & Recessed Lighting
 - Space completely re-configured to enlarge the room
 - Walk In Closet
 - New Vanity & Sink Area
 - Custom Lighting & Fixtures Upgraded, including LED Mirror
 - Primary Bath has oversized Tub w/New Tile Surround

Primary Suite #2

- Primary Suite #2
 - Luxury Vinyl Wood Flooring
 - New Lighting/Ceiling Fan & Recessed Lighting
 - New French Doors with Private Patio/Sitting Area
 - Two Large Walk In Closets – one with 3 Rows to Hang Items
 - New Cabinetry w/Double Sinks
 - Custom Lighting & Fixtures Upgraded, including LED Mirrors
 - Quartz Finish Look Tile in Primary Bath 2
 - Oversized Walk In Shower with Body Jet Sprayers & Rainhead, & Handheld

Office/Craft Area/Workout Room

- Multi-Use Area by Garage Entry would make a great Work Out Room, Office or Craft Area

Game Room

- New Carpet
- Bar Area w/Granite Counter
- New Lighting/Ceiling Fan & Recessed Lighting
- New French Doors to Balcony

Media Room

- New Carpet
- Wired for Surround Sound
- New Lighting/Ceiling Fan & Recessed Lighting

Baths

- 4.5 baths – all have upgraded Fixtures & Lighting, as well as Plumbing Upgrades
- Tall Oval Toilets
- 2.5 Baths are New with Remodel

Bedrooms

- Secondary bedrooms upstairs have new carpet; large walk in closets; New Ceiling Fans & One Bedroom has New Sliding Doors leading to Balcony
- Two Bedrooms Added with Structural Addition

Other Interior Features

- Custom Paint Interior/Exterior
- New 2” Blinds
- Galvanized Plumbing Replaced with Pex Piping
- 3 New HVAC Systems (Inside & Outside) – 14 Seer – Amana – Replaced 2021
- Tankless Water Heater Upgrade – 2021
- All lighting was Replaced/Upgraded – including wiring to bring it up to Code