

UPDATES AND IMPROVEMENTS

13307 GOLDEN VALLEY DR.

Roof Replaced	2015
Cooktop New	2022
AC Upstairs Replaced	2015
AC Downstairs Replaced	2020
Furnace Replaced	2012
Stainless Steel Double Ovens	
Pool Decking/Coping Replaced/updated	
Back Covered Porch Extended, new Stained Ceiling and Brick Column added	
Wood-look Tile added to Living, Dining, Study and Master bedroom	
Travertine Tile added to kitchen and utility area	
Carpet Replaced Entire Upstairs	
Master Bathroom Redo: Marble floors, Granite Counter and Tub Surround, Shower torn out and redone with everything new, adding pony wall and seat, Cabinets painted, new hardware, lighting, faucets, mirror	
Tankless Water Heater	
Rear 2018 and Right side 2021 of Backyard Fence Redone with Cedar pickets	
Gutters added to the Back of Home and Garage	
Kitchen Cabinets Painted, Removed box light, Added can lighting, New Hardware	
Both Upstairs Bathrooms Redone, New Tubs, New tile floors, Tile surround on tub/shower, Cabinet painted, added Granite Counters, sinks, hardware	
Ceiling Fans Replaced and New Lighting throughout Home	
Radiant Barrier on roof decking and Added Insulation for energy efficiency	
2 French Drains carry water from backyard to street	
Floored walk-in Attic for extra storage	
Pool: Replaced DE Filter, Pool and Spa Motors Replaced	
Motion Sensor Lights in Front, Driveway and Rear of Home	

FEATURES

Community Pool, Park and Tennis courts for Residents

Schools Listed Below for Lakewood Glen are currently Rated 5 Stars:

Hamilton Elementary School:

Hamilton Middle School

Cy Fair High School

Short Drive to Vintage Park Upscale Shopping and Restaurants

Grocery Stores and Shops Nearby Including Target and Walmart

Easy Access to Major Roads and IAH Airport