

Special Features and Upgrades List

7127 Terravita Hills Dr, Houston, TX 77069

- Oversized premium lot
- End of cul-de-sac street
- Located in estate subdivision
- Upgraded exterior elevation.
- Brick exterior on all sides
- 3 Car garage. One double bay with WIFI connected opener and one single bay
- Porte-cochere
- Exterior coach lanterns
- Wi-Fi connected exterior front lighting
- Nest Doorbell with camera
- Circular iron & wood staircase in foyer (with 20-ft ceiling)
- Dual staircases. Second staircase off of the family room
- Gas log fireplace in family room
- Two story 20-ft tall ceiling in formal living room with grand wall of windows
- Upgraded chandeliers in dining room, foyer, and breakfast area
- Study with abundance of built-ins, block paneling and French doors for privacy
- Kitchen Aid 5-burner gas stove
- Kitchen Aide double ovens
- Kitchen Aide dishwasher
- 42-inch custom kitchen cabinets
- Pull out waste basket
- Granite countertops
- Diagonal tile backsplash
- 8-ft long granite breakfast bar
- Large walk-in pantry
- Undercounter lighting in kitchen and butler's pantry
- Large butler's pantry with custom cabinetry and granite countertops
- Double tray ceiling in primary bedroom
- Ceiling fans in all bedrooms and throughout the house
- All bedrooms have large walk-in closets
- His & Her closets in primary bedroom
- His and Her vanities and dressing area in primary bathroom
- 14X14 large tile in primary bathroom
- Linen closets in all bathrooms
- Upgraded elongated ADA toilets downstairs
- Two half bathrooms. One of the half bathrooms has entry for backyard/pool access
- Huge gameroom with chair railing and decorative picture molding
- Spacious laundry room with built-ins and room for second refrigerator
- 8-ft tall door downstairs

- 10-ft to 20-ft ceilings downstairs
- Upstairs bedrooms have 9' ceilings with either single tray or vaulted ceiling
- Oversized crown molding throughout house
- Plantation shutters in whole house
- Architectural details throughout including arched entry ways
- Integrated cable and internet throughout house
- Outdoor gas connection
- Gutters and downspouts on back of house
- Radiant barrier roof
- 14-zone Sprinkler system
- Five-minute walk to Cy-Champ Park

Improvements in last 12 months costs around \$100,000

- Interior paint throughout
- Luxury vinyl plank tile flooring upstairs and downstairs
- High-end designer carpeting on both sets of stairs
- Custom built-in cabinetry in the family room
- Elfa closet system in largest primary closet
- Upgraded vanity in downstairs powder room (includes Carrara marble)
- New downstairs HVAC system
- 2 New hot water heaters
- New fence and gate
- Nest smoke alarms throughout house