

3006 Broadmead Drive Upgrades

In 2017-2018, the house was completely gutted, brought up to code and redesigned.

The owners worked with Matthew Mitchell Architecture to turn this original 1950's ranch into a modern home evoking Texas Hill Country style. This is among the largest lots in the neighborhood. Remodeling and construction were permitted and inspected by the City of Houston. Owner-occupied since 2011; house has not flooded.

- Open concept kitchen/dining/living room/den (currently used as playroom)
- 882 square ft addition
- "Drop zone" with built-ins upon garage entry
- Secondary bathroom fully gutted and redesigned with dual sinks and ample storage
- Hallway library nook with recessed, floating, stained bookshelves
- Central Texas limestone accent walls plus stained built-ins in entry/living room and hallway
- Recessed cabinets and floating, stained bookshelves in living room
- New door access to the patio from the hallway, windows in hallway
- All cabinetry custom-built on-site; no pre-fab
- Covered backyard patio
- Backyard playhouse with sandbox
- "Secret door" in hallway offers additional storage (room for safe)
- Recessed lighting; ceiling fans
- Designer-selected paint colors

Primary suite addition

- Fourth bedroom with vaulted ceiling
- Bathroom with jacuzzi bathtub (hydro massage), kept meticulously clean
- Large walk-in closet with furniture-grade built-ins
- Architectural niche above bed with built-in accent lighting
- Vanity or flex space between bathroom and closet
- Screened-in porch with water & electrical hookups for hot tub

Functional upgrades

- New A/C and heating system (two units, zoned)
- New electrical system
- New gas pipelines and meter (City of Houston, 2022)
- New sewer lines and pipelines
- New energy efficient windows and glass doors throughout
- New wall (blown-in) and roof insulation across the house up to code
- Foundation repaired with transferrable lifetime warranty
- New hardwood floors throughout, ceramic tile in bathrooms and laundry room
- New interior doors and widened closet openings
- Finished garage and added built-ins, painted concrete floors
- New driveway with accommodation for oak tree to maintain tree health
- New exterior Hardie plank siding on 80% of the house (front painted brick and wood is original)
- New alarm system
- Updated water sprinkler system
- Front and back landscaping
- French drains (2012)