

**17639 KITZMAN ROAD**  
**REMODEL + UPGRADES**

**GENERAL (Interior):**

- All new 7.25" baseboards and matching door/window casings: *French Curves Collection // Metrie*
  - New black wood-look ceramic tile installed in herringbone pattern: *'Skoven Nero' // Tile Bar*
  - All new interior doors and jambs: *2-Panel Custom Designed // Trustile Doors*
  - All new ceiling fans: *Spitfire Collection Tri-Blade in Black // Fanimation*
  - Paint Colors: *Sherwin Williams*
    - Walls: *Serious Gray*
    - Ceilings + Trim: *First Star*
    - Island and Interior Doors: *Tricorn Black*
    - Kitchen Drawer Accent: *Blueblood*
    - Bathroom Cabinets: *Morning Fog*
  - All new interior door hardware: *Tumalo Solid Brass Knob + Lever Sets // Rejuvenation Hardware*
  - All new updated LED recessed lighting
  - Home automation; every room has a flat tv mount and is wired for cable
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**KITCHEN + BREAKFAST + DINING ROOM**

**Remodel:**

- Removed wall separating the kitchen and living room. Installed a large load-bearing beam in the ceiling for support.
- Completely gutted kitchen and re-designed layout.
- Custom-built peninsula with built-in gas range + hood vent
- New countertops with 3" mitered edge and bar seating for 3
- Custom-designed and lathed peninsula legs imported from Canada
- Custom-built floor-to-ceiling, soft-close cabinets and drawers with stepped panel moulding and pyramid stud facade
- Large pot drawers and separated cookie sheet cabinets
- Custom-designed island with waterfall countertop with double trash can pullout, drawer microwave, and shelves/drawers for cookbooks and storage
- Dichroic glass film on upper glass-front cabinets (removable)
- Previous ceiling alcove/niche had pine wood beadboard paneling that we removed and replaced with a new custom-designed geometric feature using moulding
- Removed french doors from dining room entry from foyer
- Added a custom-designed and built sliding barn door with moulding detail to match ceiling alcove in kitchen
- New countertop-to-ceiling backsplash
- All new flooring, cabinet hardware, lighting, and appliances
- New paint, baseboards, doors + jambs, door/window casings

**Sources:**

- Refrigerator: *Sub-Zero*
  - Range, Oven + Hood Vent: *Wolf*
  - Dishwasher: *Asko (Sold by Wolf/Subzero)*
  - Drawer-Style Microwave: *Wolf*
  - Sink: *Kohler*
  - Garbage Disposal: *InSinkerator*
  - Faucet: *Fortis*
  - Countertops: *Labradorite Bianca Granite // Aria Stone Gallery (Houston)*
  - Sputnik Chandelier: *Visual Comfort*
  - Pantry Door: *Salvaged from the former Mecom Mansion in River Oaks; solid oak wood dating back to the 1930's.*
  - Pantry Wallpaper: *'Porcelain Blue' // Sudio Ditte (Imported from The Netherlands)*
  - Backsplash: *Custom-Designed Geometric Iridescent Glass Mosaic // Oceanside Glass*
  - Unlacquered Brass Cabinet/Drawer Pulls: *Rejuvenation Hardware*
  - Peninsula Legs: *Designed by me // Custom-lathed by Imperial Carvings (Imported from Canada)*
  - Drum Lights over Sink and in Breakfast: *Progress Lighting*
  - Pendant Lights over peninsula: *Sferra Globe Lights // Linea di Liara*
  - Island Hardware: *Lowe's*
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## **LIVING ROOM + FOYER + HALLWAY:**

### Remodel:

- Gutted previous fireplace and surrounding built-in shelves. Raised both fireplace and shelves to the ceiling.
- New streamline fireplace with dual venting system.
- Added new cabinets with custom designed pyramid-stud detailed facades
- Removed elevated platform in foyer so that everything was on one level.
- Custom-designed new solid mahogany front door with flemish glass and side-lites with clear beveled glass.
- Raised hallway entrances and added arch detail
- Added flooring transitions between the black wood-look tile and the pecan wood flooring in the hallways
- Auto shades integrated to home automation

### Sources:

- Fireplace:
  - *Primo48 (48" Modern Enclosed Streamline Unit) by Heat N Glo*
  - Crushed cobalt glass + LED lights with switches
  - Dual vented (Warm air can be directed both outside of the house in warmer months via an attic fan or redirected back into the living room via ceiling air vents during colder months)
  - We specifically chose this fireplace because of the heat conversion kit. It will never exert too much heat so hanging the television above it was possible without damage.
  - Purchased from and installed by: *Perfection Fireplace (Houston)*

- Spray Foam Installation for Attic Venting Structure
  - Ceiling Fan: *Spitfire Collection 'Tri-Blade' in Black // Fanimation*
  - Fireplace Stone: *Stacked Quartz Veneer in Arctic White // MS International (Houston)*
  - Transition Tile: *Glass Mosaic in 'Tivoli Indigo Blend' // Hot Glass*
  - Front Door + Side-lites: *Custom-Designed by me and built by BMC (Building Materials + Construction in Houston)*
  - Front Door Hardware: *Mortise lock entry set // Emtek*
  - Ceiling Wallpaper in Hallway: *Geometric Pattern by Norwal // Patton Wallcoverings*
  - Hallway Lights: *Strabo 3-Light Semi-Flush Mount in Black // Kichler*
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## **POWDER ROOM:**

### Remodel:

- Gutted former vanity and plumbing fixtures.
- Custom-designed and built vanity with new sink and trim.
- New marble mosaic tile
- New toilet
- New wallpaper, lighting and mirror

### Sources:

- Wallpaper: *Fabulous Floral in 'Black & Gray' // Graham and Brown (Imported from England)*
  - Vanity Legs: *Imperial Carvings (Canada)*
  - Marble Flooring: *Geometric Mosaic // Floor N Decor*
  - Toilet: *Toto*
  - Sink: *Rejuvenation Hardware*
  - Faucet: *Kohler*
  - Vanity Countertop: *Silestone in "White Zeus Extreme" // Cosentino*
  - Chandelier: *Deluxe Lamp*
  - Vanity Light: *Vintage from the 1960's*
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## **MASTER BEDROOM + BATHROOM + CLOSET:**

### Remodel:

- Repainted and new baseboards + casings
- New fan and LED lighting
- Added sliding barn door at entrance to master bath
- Gutted and rebuilt all cabinets.
- Third cabinet and vanity with sink was removed.
- Built in garden tub was gutted and removed and replaced with freestanding tub.
- All new lighting in bathroom
- Speakers in ceiling

- Former shower had large glass block windows which we removed from both the exterior of the shower and from the wall separating the shower and tub. Upon opening the shower walls up, we discovered rotting wood so it all got gutted and rebuilt. We formed 4 separate Flemish glass windows and raised them for privacy from the street. Exterior work included new brick and mortar.
- Redesigned the interior of the shower with new shampoo box and redirected plumbing to one showerhead from the wall. There were originally two shower heads that came out of the walls of the shower (in front of the doors)
- Added shower bench and shampoo box
- Added new glass doors.
- New flooring in the bathroom portion. Original wood floor in closet.
- All new plumbing fixtures, sinks, and toilet
- Replaced all doors. Had closet doors arched to fit the french doors I salvaged.
- Updated LED lighting in master closet

#### Sources:

- Bedroom Sconces: *C Cattleya*
- Bathroom Barn Door: *Salvaged from the former Mecom Mansion in River Oaks. Solid Oak; weighs over 400 pounds; dates back to the 1930's*
- Lucite + Brass Door Handle on Barn Door: *salvaged from an old Hollywood Regency hotel*
- Closet French Doors and WC Door: *also salvaged from the former Mecom Mansion in River Oaks; from the 1930's.*
- Freestanding Bathtub: *Parisian 2 // MTI Baths, Inc*
- Sputnik Chandelier: *Dimond Home*
- Sinks: *Duravit*
- Sink Faucets, Tub Filler Faucet and Shower Plumbing: *East Linear Collection in Glossy Black // Newport Brass*
- Flooring Tile: *MS International, Inc*
- Vanity Countertops and Backsplash: *Silestone in "White Zeus Extreme" // Cosentino*
- Shower Tile:
  - Walls: *Gray Iridescent Glass Mosaic // Jewelstone Collection by Hirsch Glass*
  - Ceiling, Floor + Shampoo Box: *Geometric Ceramic Mosaic // Mineral Tiles*
  - Window Trim and Moulding Tile: *DaITile*
- Toilet: *Toto*
- Bathroom Vanity Lights: *Mid-Century Vanity Lights in Black & Gold // Pazala*
- Bathroom Hardware: *T-Bar Pulls in Black & Gold // Linkaa*
- Bathroom Mirrors: *LED Front Lighted Vanity Mirrors // Mirrors & Marble*
- Closet Hardware: *Stainless Steel Bar Handles in Black // Knobwell*

#### **GUEST BEDROOMS + BATHROOMS:**

##### Remodel:

- All new paint
- Wired bedrooms for televisions and installed mounts

- Added new doors, new baseboards + window cases, new doors + jambs
- New updated LED recessed lighting
- New ceiling fans
- Gutted both guest vanities and bathroom. Added custom designed soft close cabinets with stepped-panel moulding + new hardware
- New bathtub + glass partition
- New toilet
- New plumbing fixtures + tile work
- Kept original wood flooring in guest rooms but replaced tile flooring in guest bathroom.
- New lighting, countertops, and mirrors in guest vanities.

Sources:

- Guest Vanity Countertops: *Silestone in "Stellar Night" // Cosentino*
  - Mirrors: *Mla Oversized Mirror in White // Joss + Main*
  - Sputnik Vanity Lights: *Etsy*
  - Faucets + Shower + Bath Plumbing: *Terra Collection Wall Mounted Faucets in Rose Gold // California Faucets*
  - Sinks:
  - Guest Shower Tile:
    - Walls: *Beveled Subway Tile in Matte White // Emser*
    - Floor Tile: *Porcelain Tile in Zeolite Noir // Tile Bar*
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**GAME ROOM/DEN:**

Remodel:

- New paint
- Originally this was a study with very large built-in shelves and desk which we removed.
- Replaced wood flooring with carpet
- There was a set of French doors leading out to the back patio that we had removed and enclosed.
- The doorway into this room from the hallway was a non-standard set of glass French doors that we also had removed and converted to a single doorway.
- New door + jamb + hardware
- New baseboards + window/door casings
- New fan and updated LED recessed lighting
- Wired for television and installed mount.
- Built-in surround sound system

Sources:

- Flooring: *Carpet Tiles in "Tuxedo" // FLOR*
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## **LAUNDRY ROOM:**

### Remodel:

- New paint
- Gutted all cabinets. Originally there was a small counter with built-in mop sink where current dog wash is which we had removed and replaced.
- Custom designed and built dog washing station with offset tile pattern, professional grade high-pressure sprayer and pull out dog stairs
- Rebuilt cabinets with stepped panel moulding
- New updated LED recessed lighting
- New pedestal washer + (gas) dryer

### Sources:

- Dog wash sprayer: *Dog Grooming Professional Grade Sprayer Faucet // T&S Brass*
  - Dog wash Tile: *Ceramic Subway Tiles in "Cotton" and "Denim" // Arizona Tile*
  - Washer and (Gas) Dryer: LG
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## **HALF BATH:**

### Remodel:

- New paint
- Gutted and removed existing vanity, flooring and plumbing fixtures.
- Rebuilt custom cabinetry with stepped panel moulding
- New Flooring
- New countertop, sink, faucet, mirror, and lighting
- New toilet

### Sources:

- Countertop: *Silestone in "Stellar Night" // Cosentino*
  - Floor Tile: *Geometric Marble Tile with Brass detail in "Gatsby" // Tile Bar*
  - Vanity Light and Ceiling Light: *Etsy*
  - Toilet: *Toto*
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## **GARAGE:**

### Remodel:

- New paint
- Replaced ceiling lighting
- Epoxy flooring
- Raised the garage doors from a height of 7 feet to a height of 8 feet (tall enough to park a large truck)

- New Liftmaster openers
  - New built-in cabinets
  - Originally, there was an exterior door in the garage that lead to the backyard, We had that removed and enclosed for security purposes
  - New exterior-grade door entry to the house (Trustile)
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## **POOL + BACKYARD**

### Remodel:

- Original pool decking was a very old/outdated pebble type asphalt. We had that ripped up and replaced with cool decking
- New Pebbletec pool liner
- All pool equipment replaced and run by phone app
- New pool waterline tile
- Originally, the pool equipment sat very close to the pool in the middle of the original yard space. We had it replaced and moved to the back of the yard by the fence.
- We redesigned the shape of the patio and made it a much larger space.
- Newly designed flowerbeds with all new landscaping and raised retaining wall behind pool
- New elevated pergola with electricity and ceiling fan.
- Custom designed wood-burning fire pit with surround bench seating
- The original yard was much smaller so we had the original wood fencing removed and made the backyard much larger. New wrought iron fencing and gate.
- Camera security system
- New updated LED recessed lighting and ceiling fan under covered patio
- Wired for an outdoor television
- Designed and installed a washer pit with turf behind the pergola

### Sources:

- Pool Waterline Tile: *Iridescent Glass Tile mosaic in Sea Green (1"x2") // Lightwaves Collection // NPT*
  - All pool work done by Regal Pools (Houston)
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## **BARN/SHOP:**

### Remodel: (2018/2019)

- We used the original metal beams of the former livestock barn.
- Enclosed and insulated it with spray foam.
- Air conditioning.
- Epoxy flooring.
- New rollup door with Liftmaster jackshaft opener
- New exterior door
- Wired for audio and tv
- New built in cabinetry

- Alarm system
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**OTHER UPGRADES TO PROPERTY:**

- Numerous trees planted around property.
- Tree removed and driveway extended to the barn/shop
- New concrete driveway in front of attached garage extended to Barn
- Sprinkler system upgraded in back yard and east yard
- Drains installed throughout the property for better water shedding to street
- Replaced old generator with new 27KW Generac, service by Generator Superstore
- Original property was separated into several paddocks by wooden fence. We had all of that removed to open it all up.
- New custom-designed wrought iron gate with Liftmaster operator linked to automation
- All new landscaping in the front and backyards
- Water softener replaced 2021
- New 400 gallon propane tank installed in-ground behind pool equipment