


 4 beds

 3.5 bathrooms

 2.5 car garage

 3,687 sqft

## 4331 Estes Ridge Lane

HOUSTON, TX

### STRUCTURAL & MECHANICAL

- Generator prepped for easy plug in of generator to power directly through panel safely
- Roof inspected and caulked as needed for maintenance
- UV air treatment in AC
- High grade carrier air conditioning systems serviced by annually by air specialist
- All ducts, both supply, return plenums, and coils cleaned March 2022. Incl preventative microbial treatment in ducts
- PEX plumbing throughout that was unaffected by the freeze
- High quality Ecobee brand smart thermostats for energy savings
- Electronic anode rod for corrosion prevention of water heaters

### EXTERIOR

- Exterior re-caulked, repaired as needed and fresh paint as of June 2022
- Yard has upgraded sprinkler heads
- Grass meticulously maintained for soil correction and weed prevention. Lawn was plugged and fully sanded (2" coverage) April 2020
- Quality landscaping including well cared for fruit trees: peach, apple, and fig. 14 disease free crepe myrtles. Largest oak trees in the neighborhood with 5 total oak trees. Trees professionally maintained and pruned
- Large raised garden

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## INTERIOR

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- Custom dry bar with counters, backsplash, and custom lighting with tile floor added at game room
- Tile floors replaced in laundry and powder bath
- Replaced floor throughout first floor with premium grade LVT wide plank Earthwerks brand (\$5.99/sf material cost) that has lifetime manufacturer warranty. Installed October 2020
- Real Marble inlay mosaic at foyer
- Second floor carpet high grade patterned Berber with a premium 1/2" pad
- Updated counters at game room bathroom
- All walls of first floor and second floor common spaces painted with premium Sherwin Williams cleanable Duration series paint.
- Painted all ceilings
- Baseboards replaced with oversized real wood baseboards.
- Trim and doors painted with premium Sherwin Williams enamel
- Updated lighting and plumbing fixtures at master bath
- Updated chandeliers at foyer and dining
- Updated light fixture at pool table
- Updated fans in 2 guest bedroom

## TECHNOLOGY

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- Upgraded alarm system with window shock sensors
- High quality night vision 6 camera system with 2TB NVR
- High end surround sound throughout including back patio ceiling
- High quality smart switches at all main light switches controllable through phone, Alexa, or Google home.
- Wall chases added for TV at game room, living room, and master bed for "wireless" install

**ASHLEY HEACOCK | REALTOR ASSOCIATE**

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## KITCHEN

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- Painted all cabinets at first floor with premium Sherwin Williams Pro Classic and professional ink and glazing for custom cabinet work
- Custom kitchen cabinet pullouts include Tupperware pullout, pots and pans pullout, and spice rack pullout.
- Custom farmhouse sink conversion in high quality copper. Sink can be changed with existing opening to white or stainless sink.
- Updated pendant lighting
- New GE Profile microwave with professional venting
- Smart low voltage under cabinet lights controllable by smart devices
- New upgraded disposal with air switch