



22530 Tomball Parkway  
Houston, Texas 77070  
Phone: (281) 377-7300  
Fax: (281) 377-7333

### Improvements List:

317 W. Saulnier St.  
Houston, TX 77019  
Harris County

### Home:

One homeowner of 20 years with original home's blueprints.

- Security Alarm system installed throughout.
- All rooms with Ethernet CAT 5 wiring.
- New Automated/ wifi connection for garage door opener.
- 9 ft. ceilings for both first and second floors. 8 ft. ceiling in garage apartment. Living room full height ceilings, 19 ft.
- First Floor Flex Room has extra insulation with sound board behind walls for noise reduction, including a double wall with air cavity at the exterior wall.
- Energy efficient double pane, low-e, vinyl NT windows on the second floor and hurricane windows and safety glass back door for added security protection on the first floor.
- Whole house updated with recessed, wall or ceiling mounted LED lighting throughout.
- Smart Honeywell thermostats for all three hvac units.
- Radiant barrier installed in attics.
- HVAC HEPA Media air filter system.
- Loft, guest, primary room, primary bath and steam shower each with built-in surround sound speaker system.
- Modern Decora electrical switches and childproof outlets throughout.
- Whole house with Duration home interior paint.
- Plumbed for Gas or electric at kitchen cooktop (currently with 5 burner induction installed).
- Full fireplace ready with gas logs or could be a wood-burning fireplace.
- First floor ceramic tile throughout, with Mannington luxury single plank, vinyl wood flooring on second floor.
- All baths with custom quartz or granite countertops and 8 inch spread faucets.
- Primary Bath features an international design, designed to look like a black-tie tuxedo with Austrian Swarovski Crystal chandelier and knobs. Removable twin Venetian mirrors at each sink with Black Russian granite, Imperial white marble Chinese Foo



22530 Tomball Parkway  
Houston, Texas 77070  
Phone: (281) 377-7300  
Fax: (281) 377-7333

Dogs, and Lebanese marble mural on the arch over the whirlpool tub with antique English fireplace insert.

- Cast iron whirlpool tub in Primary Bath with a Mr. Steam shower.
- Primary Bath has a custom vanity tower with lower pull outs. Cabinets feature built-in personal mirrors, personal facial lighting, plenty of added storage, and TV connections facing the tub.
- Gas tankless water heater serves whole house.
- Primary Bedroom has a custom coffee bar with marble countertop and backsplash, LED lighting, undercabinet microwave, and base cabinet is plumbed for a future sink.
- Primary Bedroom has a custom-built armoire that not attached and can be completely removed if desired.
- Living Room custom built entertainment center is not attached and can be completely removed if desired.

#### Garage Apartment:

- Fully updated detached one bedroom garage apartment ready for immediate rental income or private guest quarters.
- All new kitchen appliances.
- New granite countertops and backsplash.
- Garage is plumbed for washer/dryer for apartment use.

#### Outdoor:

- Professionally designed landscaping and 15-year-old mature, manicured trees and Zoysia grass with black star granite pebbles throughout.
- French drain system to street.
- Front and back automated landscape lighting and irrigation
- Outdoor Kitchen includes a gas grill, two gas burners, outdoor sink with water heater and outdoor refrigerator.
- Outdoor kitchen includes upper and lower cabinet storage, granite countertops, glass mosaic backplash, and under-cabinet lighting. Upper cabinet is wired for outdoor TV. - -
- Natural Bluestone covered flooring and walking path.
- 4 Gas copper lantern lights on pillars.
- 5 electric copper lantern lights.
- Bose outdoor speaker system.
- Leaf guard aluminum gutters throughout.
- "Tudor Rose" designer brick on home.
- Solid wood front door.



22530 Tomball Parkway  
Houston, Texas 77070  
Phone: (281) 377-7300  
Fax: (281) 377-7333

- Custom exterior real wood shutters with a combination of louver, Bermuda and Board & Batten design with old world faux finish.
- Black wrought iron stair well leading to garage apartment.
- Durable Hardy plank material used to create exterior cabinetry, pillars and walls. Sherwin Williams Duration Home exterior Paint throughout.
- Exterior combination deadbolt locks.
- Tesla charging station located by overhead Garage door.

Pool:

- Pool and Covered Patio installed in 2006.
- Custom free-form Saltwater ready/ or chlorine pool, currently set up as chlorine.
- Custom waterfall Moss rock feature additionally around entire pool, Designer Pebble Tec pool finish.
- All Jandy equipment with automatic remote-control system. Variable speed pump that optimizes efficiency.
- Interior pool lighting.
- Heated pool and separate spa with massaging bubble jets.
- Badu Supersport swim jet for personal exercising.
- Pool depth of 4ft to 6ft deep.