



Nita Balch Realtor – Let me help you find your Dream Home (713) 319-4553

IMPROVEMENTS AND UPGRADES - 20714 Oak Preserve Dr.

- **New up-scale light fixtures in the kitchen and primary bedroom - 2021**
- **Stainless steel energy star appliances, gas cooktop, double gas ovens**
- **Gourmet kitchen with 42-inch cabinets, 2 USB ports for charging your phones, iPad or laptops**
- **Upgraded backsplash with houndstooth subway tiles**
- **New wine cooler in the kitchen - 2021**
- **All new hardware on the kitchen cabinet - 2021**
- **All new door hardware throughout the home to coordinate with kitchen hardware - 2021**
- **Complete (front and back yard) Sprinkler system installed in July 2022**
- **Backyard drainage system installed July 2021**
- **Pavers along the side fence line in backyard**
- **All three bathrooms have been updated to include Calacatta Quartz countertops and subway tile in primary shower and upstairs bathroom – 2021**
- **All bathrooms have new plumbing fixtures installed - 2021**
- **Primary bath has touch light mirror - 2021**
- **Primary suit has nightstand hanging light fixtures - 2021**
- **Interior walls and ceiling have been repainted throughout the entire home 2021**
- **New carpet on the stairs and in upstairs game room - 2021**
- **New tile (wood-look) added upstairs in the bath and bedrooms – to match the downstairs wood-look tile - 2021**
- **Replaced the back door - 2021**
- **New ceiling fans in the primary bedroom and living room – 2021**
- **Double pane windows, fold in for easy cleaning**
- **Fresh paint in the garage – 2021**
- **Additional can lights in the garage - 2021**
- **Wi-Fi smart thermostat**
- **Extended high ceilings in the downstairs**
- **Zoned to Kingwood Schools**
- **No Flooding**