

39 Otter Pond Place  
The Woodlands, TX 77381

## UPDATES

### Exterior

- Painted house in May (Naval by Sherwin Williams with bright white trim)
- New decking with paint stain
- Stained front deck and painted swing
- New landscaping in front and all new sod in the backyard
- New front door, and new 2 interior/exterior doors in the garage (laundry room and from garage to side yard)
- Tree trimming front and backyard
- New exterior lights in front and backyard
- Pressure washed sidewalks and driveway
- Professionally cleaned windows inside and out

### Interior

- Opened up the entry and kitchen to create a more modern floor plan
- Entire house was painted (Sherwin Williams Alabaster wall & Bright White ceilings, baseboards, trim)
- All new luxury vinyl floors throughout home
- All new baseboards and casing on lower level and new casings upper level
- All new carpet in bedrooms and closets
- New modern custom built stair railing with iron spindles, light oak handrail and light oak posts
- Stairs were fixed to be all the same height with new risers, flooring, and trim
- All new kitchen layout with all new cabinets with soft closing doors and drawers
- All new appliances and sink
- New quartz countertops in kitchen with waterfall edge
- New wavy subway tile backsplash
- LED lighting in kitchen under the cabinets
- New vent hood with custom built shiplap vent hood
- Shiplap detail on vent hood and waterfall island
- All new plumbing in kitchen with PEX piping
- New plumbing fixtures in kitchen
- All new hardware throughout the home
- New LED can lights throughout the entire home
- Painted bottom kitchen cabinets Naval by Sherman Williams to match fireplace, exterior color, and entry bathroom vanity
- All showers are new tile with new upgraded plumbing fixtures
- All new mirrors and lighting in all bathrooms
- Primary bathroom has a complex subway tile step pattern and an expanded shower with new standalone tub with new PEX pipes

- Waterfall shower head with new plumbing and fixtures in primary bathroom
- Primary bathroom has new frameless shower glass
- High end marble mosaic with brass accents on primary shower floor and soap inlet
- Primary bathroom has LED lights under floating vanity and in the shower inlet
- New modern floating vanity in primary bathroom with all new plumbing, fixtures, mirrors and lights
- New glass barn door entering into primary bathroom
- All new towel rack holders and toilet paper holders in all bathrooms
- New shelf area halfway up the stairs
- All new closet doors upstairs including a modern glass sliding barn door
- All toilets are new in the home
- Two full bathroom vanities were updated recently before we bought the home with painted cabinets and quartz countertops. We just changed the color of the entry bathroom to be Navy to match the glass subway tile accent stripe.
- All new cabinets and quartz countertops beside the fireplace
- All new tile on fireplace with custom woodwork on the vertical shiplap
- New custom made wood mantle on fireplace to match the color of the floors
- All new door knobs and hinges throughout home
- New modern entry light
- All new smoke detectors and carbon monoxide detectors
- New laundry room washer hot and cold connections
- New fans and upgraded light switches throughout home
- All new electrical panel outside with upgraded switches and outlets in home
- New ductwork, air vents, addressed poor AC flow to office/bedroom and addressed primary drainage of AC
- Garage is wired for an EV charger (for an electric car)
- AC outside is 1 year old (2021)
- Roof ~4 years old