

***Features and Upgrades***

**1529 Beall St #C**

**Houston, TX 77008**

**General Description:**

Year Built: 2008  
Builder: Lindsey Custom Estate Homes  
Foundation: Pier & Beam  
SqFt: 3,140 per appraisal sketch  
Lot size: 3,625 per appraisal district  
Number of Bedrooms: 4  
Number of Bathrooms: 2.1  
12' Ceilings  
Garage Space: 2 car capacity  
Driveway: 4 car capacity  
HOA: None  
Secure gate access  
New Privacy Fence  
Refinished Solid Oak Hardwood Floors  
Alder Wood-Stained Doors  
Pre-wired for alarm system  
Extensive Millwork  
All New Interior Paint  
Architectural Features  
Plantation Shutters  
Radiant Attic Barrier  
New Closed Cell Spray Foam Insulation  
New Exterior Paint: Garage Door, Porch, Black Iron Railing  
New Exterior Stained: Back Door, Balcony Door  
Garage Interior Painted  
Energy Efficient

**Kitchen:**

Cambria Quartz Britannia Gold Countertops  
Quartz Ogee Edge Finish  
Cast Iron Under Mount Apron Sink  
Mayfair Arabesque Backsplash Tile  
Brushed Gold Luxury Hardware  
Brushed Gold Plumbing Fixtures  
Brushed Gold Island Light Fixture  
Custom Cabinets Newly Painted & Refinished  
Under Cabinet Lighting  
Warming Drawer  
Jenn-Air Gas Range  
Jenn-Air French Door Fridge  
Beverage Cooler  
Butler's Pantry w/Wine Storage  
Huge Walk In Pantry

**Family Room:**

Cambria Quartz Britannia Gold Fireplace Surround  
Updated Ceiling Fans  
Recessed Lighting  
Freshly Painted Mantle  
Wired For Surround Sound  
Gorgeous Archways  
Crown Molding  
Arched Windows  
Gas log Fireplace

**Dining Room:**

Architectural Ceiling Details  
New Brushed Gold Chandelier  
Gorgeous Millwork

**Powder Room:**

Updated Vanity Lighting  
Gorgeous Chandelier

**Primary Bedroom:**

Separate Seating Area  
Private Balcony w/ French Doors  
His & Her Walk-In Closets  
New Ceiling Fan  
New Chandelier  
Recessed Ceiling  
16' Ceilings

**Primary Bath:**

Cambria Quartz Britannia Gold Countertops  
Gorgeous New Chandelier Above Tub  
Brushed Gold Vanity Lighting  
Refinished Cast Iron Soaking Tub  
Brushed Gold Plumbing Fixtures  
Marble Look Porcelain Wall & Shower Tile  
12x24 Modern Tile Floors  
Newly Painted Custom Cabinets  
Recessed Ceiling Detail  
Art Niche w/Cambria Quartz Britannia Gold  
Vanity Area  
Frameless Glass Shower Door

**Secondary Bathroom:**

Cambria Quartz Britannia Gold Countertops  
Brushed Gold Hardware  
Brushed Gold Plumbing Fixtures  
Brushed Gold Vanity Lighting  
Double Sinks  
Travertine Flooring & Shower Surround  
Painted Custom Cabinets

**Secondary Bedrooms:**

Walk-In Closets  
4<sup>th</sup> Bedroom Can Be Used for Home Office  
4<sup>th</sup> Bedroom French Doors

**Exterior:**

Back Yard Green Space  
Newly Stained Back Patio  
Freshly Painted Iron Railing  
Natural Gas Lantern at Front Entrance  
Updated Porch Ceiling Fan  
Porch Wired For TV  
Wood Ceiling Detail on Back Porch  
Elevated Entrance to First Floor Living  
Custom Paved Driveway  
Attached Garage  
Covered Walkway to Front Entrance  
Private Alley Entrance Behind Iron Security Gate  
Recessed Lighting Above Garage Exterior  
Additional Storage Space in Garage  
Turf On Side of Home in Alleyway  
Brick Walkway to Entrance