

15713 ECHO LODGE DR
HOUSTON, TX 77095

IMPROVEMENTS & UPDATES ~ 2019-PRESENT

◇ **INTERIOR**

- * 50 gal Rheem Performance High Efficiency Gas Water Heater
- * High Efficiency Trane A/C - Includes Touchscreen & Remote Phone Access
- * Updated all recess lights to LED
- * New Sculpted Carpet in Family Room, Master Bedroom & Stairway
- * Privacy Shade with remote control-Entry Way Window
- * Privacy Shade on front door and shutters added to front door side windows
- * Kitchen Aide Dishwasher
- * Kitchen Aide Microwave/Convection Oven Combo
- * Garbage Disposal
- * Monitored Vivent Alarm System with outdoor and doorbell camera
- * Grand Oak 3 Tier Gas Logs added to Fireplace
- * 10' x 8' Decking to House Attic for Additional Storage

◇ **EXTERIOR**

- * New Roof
- * Installed Additional Gas Line and GENERAC Guardian 22 kW Generator
- * New Fence Installed and Stained
- * Fresh landscape from Beyond Paradise added to front and back flower beds.
- * 4- 300 gallon oak trees planted
- * Pavestones Installed in several areas in back yard
- * Outdoor access accent lighting from and back yard
- * Front Door Refinished

◇ **GARAGE**

- * Extended Back of Garage 1' to Accommodate Longer Vehicles
- * Interior walls/ceiling finished out with blown attic insulation
- * New insulated garage doors and openers with Wi-Fi enabled remote access
- * Floor Coated with Epoxy
- * Built Workbench - Permanent
- * 22' x 4' Decking Added to Garage Attic for Additional Storage
- * Installed - Indoor/Outdoor Utilitech recessed LED lighting

◇ **POOL**

- * New pool filter
- * New high efficiency variable speed pump
- * New Polaris floor skimmer
- * Replaced automatic chlorinator

PROPERTY FEATURES

◇ INTERIOR

- * Large En-Suite Master Bedroom Downstairs
- * Huge Master Bath has 6' Whirlpool Tub, Frameless Shower w/ Bench, Double Vanity, and 2 CLOSETS!!
- * Master bedroom overlooks backyard oasis and pool
- * 5th bedroom option or large study overlooking pool
- * Study upstairs in quiet area away from distractions
- * Luxurious Hidden-Tilt Wooden Plantation Shutters throughout home
- * Crown Molding throughout

◇ POOL

- * Rock waterfall and heated pool
- * Extra deep 35,000 gallon pool with rock diving stone
- * Spa with overflow spillway
- * Multi colored pool and spa lights
- * Pool and Spa controlled with remote
- * Scenic Landscaping

◇ EXTERIOR

- * Front and backyard sprinkler system
- * Beautiful oak trees
- * Double paned windows
- * Outdoor patio fixed sunshades
- * Large covered back patio for entertaining guests
- * Large corner lot
- * Tall Iron Gate to enter backyard for Pool Safety

◇ ADDITIONAL STORAGE

- * Large walk in closet in 5th bedroom for great office or bedroom storage
- * Coat closet in Master bedroom and under stairway for additional storage
- * Large linen closet upstairs outside bathroom

COMMUNITY AMENITIES

- * Master Planned Copperfield with 7 Villages
- * Parks and community pools with new slides
- * Green Belts and Miles of Scenic Walking/Biking Trails Throughout Neighborhood
- * Community Centers that Can Be Rented For Events
- * Copperfield Dolphin Swim Team for all kids K-12
- * Summer family friendly movie nights at the neighborhood pool
- * Lone Star College and Berry Center 4 miles away
- * YMCA 2 miles away
- * Two local Dog parks in addition to dog-friendly walking trails in the neighborhood
- * Two branches of Harris County Library 10 minutes away
- * Restaurants and shopping within 5 min - Sprouts Farmers Market, Romero Los Brazas Mexican and Carabas Italian