



HARMAN RESIDENTIAL
REALTY GROUP

6047 Lymbar Drive, Houston, Texas 77096-4712
4 Bed | 2 Bath | 2 Car Detached Garage | Year Built 1968
2,290 Sq. Ft. | 8,130 Sq. Ft Lot per Appr Dist.

Improvements (2022)

- Complete HVAC system & ductwork
 - Sheetrock & Insulation replaced throughout
 - Low-E Double pane windows
 - 30-year roof
 - Gutters
 - Electric panel w GFCI outlets
 - Rewired house /w copper wiring
 - Foundation repairs /w lifetime warranty
 - Re-piped house /w PEX plumbing
 - Under slab plumbing
 - Waste line from House to City line
 - Water Heater
 - Front door
 - Fully fenced backyard
 - Driveway & backyard patio
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Kitchen (11'5" x 18'10")

- White oak engineered hardwood floors
- Carrera Quartz countertops /w under cabinet lighting
- Custom cabinets and drawers built & painted on site
 - Pull out baking sheet & spice drawer
 - Soft close
- Tile backsplash
- LED recessed lighting
- Pot filler

Appliances

- Cosmo 36-inch stainless steel gas range
- Cosmo microwave drawer /w touchless open/close feature
- Frigidaire wine fridge
- Frigidaire stainless steel dishwasher
- Garbage disposal

Mud Room (11' x 5'11")

- Custom built floor to Ceiling Mud Bench w/ Ample Storage
- Tile flooring
- Electric / Gas dryer connections & electric washer connection

Family Room (18'6" x 17'2")

- Bright, spacious, and perfectly on-trend
- White oak engineered hardwood flooring /w custom fitted baseboards
- LED recessed lighting

Informal Dining Room (12'7" x 14'6")

- White oak engineered hardwood flooring /w custom fitted baseboards
- Black framed double pane picture window
- Chandelier
- LED recessed lighting

Home Office (11'1" x 12'1")

- White oak engineered hardwood flooring /w custom fitted baseboards
- Custom built & painted on site bookshelf
- French doors /w glass panels
- Black framed double pane picture window
- LED recessed lighting

Primary Suite (17' x 16'6")

- White oak engineered hardwood flooring /w custom fitted baseboards
- Custom tray ceiling /w LED recessed lighting
- Remote operated designer ceiling fan /w light

Hall Bath (7'1" x 10'9")

- Dual sink vanity w/ quartz countertops
- Tub-Shower combo
- Tile flooring

Primary Bathroom (11'3" x 11'6")

- Custom white oak dual sink vanity w/ quartz countertops
- Designer arched glass enclosed shower
 - Marble tiling /w bench seating
 - Delta shower
- Custom white oak sliding barn door
- Private water closet
- Tile flooring

Primary Closet (5'4" x 11'6")

- Custom built-in shelving & dressers /w soft close drawers
- Pocket door
- Tile flooring

Second Bedroom (11'4" x 12'2)

- White oak engineered hardwood flooring /w custom fitted baseboards
- Remote operated designer ceiling fan /w light
- LED recessed lighting

Third Bedroom (10'11" x 13'11")

- White oak engineered hardwood flooring /w custom fitted baseboards
- Remote operated designer ceiling fan /w light
- LED recessed lighting
- Spacious closet

Fourth Bedroom (11' x 11')

- White oak engineered hardwood flooring /w custom fitted baseboards
- Remote operated designer ceiling fan /w light
- LED recessed lighting
- Spacious closet