**6230 Braesheather Circle, Houston, TX 77096**

***Features and Amenities***

**Foyer:**

* Custom Paint
* Chrome light fixture
* Ceramic tile entryway
* Solid wood door with 15 panels

**Study/Office:**

* Custom Paint, Crown Molding
* Ceramic tile flooring
* Light filtering Plantation shutters

**Formal Dining Room:**

* Custom Paint, Ceramic tile flooring
* Light filtering Plantation shutters
* Chrome and glass chandelier

**Family Room**

* Custom Paint, Ceramic tile flooring
* Lighted Ceiling Fan is remote controlled
* Open to the Breakfast area
* Light filtering Plantation blinds
* Vaulted ceiling with beams
* Back door opens to the huge concrete patio and fenced backyard

**Kitchen**

* Kenmore Microwave with stainless steel finish above the Range
* GE Smart Electric Double Oven Convection Range with Air Fryer
* Whirlpool double door Refrigerator, GE Dishwasher with SS finish
* Stainless Steel Double Bowl Kitchen sink with filtered water accessory
* Granite Countertops, Stone tile backsplash
* Plentiful custom cabinetry with pull-out shelves Lazy Susans with rotating trays above and below, tall Pantry with pull-out, removable shelves
* Window with light filtering Plantation shutters
* Under cabinet lighting

**Breakfast Room**

* Bay window with Plantation blinds
* Ceiling fan with light
* Door to Utility Room

**Primary Suite**

* Custom Paint, Crown Molding, Carpet
* Lighted Ceiling fan
* Light filtering Plantation blinds
* Large walk-in Closet

**Primary Bath Ensuite and Closet**

* Features separate sinks with Vanity/Make-up area, Granite countertops, and highly polished wood-look flooring
* Additional Closet with bifold doors
* Undercounter storage
* Walk-in Shower with Rain shower head and marble tile
* Vintage claw foot bathtub
* Designer tile floor
* Light filtering Plantation blinds
* Ceiling fan/light is remote controlled

**Second Bedroom**

* Custom Paint, Crown Molding
* Carpet
* Light filtering Plantation blinds
* Lighted Ceiling Fan
* Walk-in Closet

**Third Bedroom**

* Custom Paint, Crown Molding
* Carpet
* Light filtering Plantation blinds
* Lighted Ceiling Fan
* Closet with bifold doors

**Fourth Bedroom**

* Custom Paint, Crown Molding, Carpet
* Light filtering Plantation blinds
* Lighted Ceiling Fan
* Walk-in Closet

**Hall Bath is a Jack and Jill between Second and Third bedrooms**

* Quartz vanity countertop and single sink
* Tub with shower head
* Custom-built wall of storage
* Ceramic tile floor
* Dual flush Glacier Bay toilet

**Laundry/Utility**

* Washer and dryer connections, cabinetry above
* Ceramic tile floor
* Back door leads to Patio and covered walkway to the Detached Garage

**Garage**

* 2 car Detached Garage with remotes
* Separate pedestrian entryway
* Built-in shelves, workbench, drawers, and storage

**Electrical, Plumbing and Additional Work per the PREVIOUS Seller**

* Primary bath – Water lines are PEX, Sewer lines /drains are PVC
* Hall bath – tile floor and toilet were replaced.
* Carpet – installed approximately 2019
* Plumbing – Water lines in the attic are PEX
* Roof – 4/19
* Gutters and downspouts replaced
* Electrical – all electrical deficiencies have been corrected
* Dishwasher – 12/17
* Replaced A/C ducts to all bedrooms and Family room
* New furnace unit in attic 11/18
* **Current Seller** had A/C Compressor replaced & refrigerant recharged 5/22

**All information per Seller to be verified by Buyer.**