

# FEATURES & UPGRADES

## Interior

### Features:

- Crown molding
- Two water heaters
- Spacious bonus room on third floor with interior Juliet balcony

### Upgrades:

- Paint
- Light fixtures
- Wood floors and carpet
- Custom 120 inch projection wall
- Large walk in shower in primary bathroom
- Cabinetry in kitchen and 2.5 bathrooms
- Appliances: double oven with gas cooktop, convection microwave, dishwasher
- Garage door openers with app control
- Programmable AC/Heat with app control
- Electric front door lock with app control

## Exterior

### Features:

- Covered patio
- Large corner lot
- Two air conditioners

### Updates:

- Light fixtures
- Recently painted
- Updated fencing
- Automated watering system

## Location, Location, Location

- The home is located in the desirable Westchase district.
- Easy access to Beltway 8, Westpark Tollway, Westheimer and I-10 making it very easy to get around to all other areas in Houston and both main airports.

## Lifestyle

- There is easy access to Westchase & surrounding bike trail system. There are miles and miles of trails that can be accessed easily from the house.
- Near Woodchase Park
- An abundance of restaurants and entertainment
- Weekly Farmers Market at Westheimer/Rogers

