

JANUARY 12, 2023

1508 INDIANA ST, HOUSTON, TX 77006

UPGRADES LIST

Ace Galore, LLC

1508 INDIANA ST

Front Door

- Smart Locking System
- Iron / Glass Door & Frame

Living Room

- Custom carpentry built-in 20' entertainment center
- 70" Electric Fire Place
- 15 LED lights built into cabinetry w/ customizable color selection
- 70" TV power supply pre wired

Dining Room

- Custom built-in steal frame w/ custom picture frame low E glass
- Custom built bench seating & storage w/ luxury crystal pulls

Half Bath (added half bath)

- Automatic soap dispenser
- Electric lighted mirror
- Smart toilet w/ heated seat & auto flush
- Counter to ceiling tile backsplash
- Luxury tile floors
- Luxury modern geometric faucet
- Modern exhaust ventilation

Upstairs Bathroom

- Automatic soap dispenser
- Electric lighted mirror
- Smart toilet w/ heated seat & auto flush
- Counter to ceiling tile backsplash
- Luxury tile floors
- Luxury modern geometric faucet
- Modern exhaust ventilation
- Luxury tile floors
- Luxury modern geometric faucet

Laundry Room

- Stackable smart washer and dryer
- Modern exhaust ventilation

Kitchen

- New custom kitchen cabinets
- Soft close kitchen cabinets
- Large island w/ waterfall Calacatta Quartz counter tops
- Custom built-in Wine Refrigerator
- Ambient LED counter top & floor lighting
- Smart wifi connected Microwave drawer
- Chef kitchen appliances by Thor w/ pre-purchased 5 year warranty
- Book matched Calacatta Quartz back splash counter to ceiling
- Custom cut Quartz veins to flow from counter to backsplash
- Chef sink with workstation ledge, cutting board and dry rack by Ruvati
- Glass pantry door w/ privacy frost
- Counter depth built in refrigerator
- Pot filler

Stairs

- Solid white oak wood stair treads
- Custom LED lighting for each step
- Custom modern design iron stair rails

Luxury Features

- Upgraded in floor luxury door stops
- All interior door are solid wood doors
- Interior doors w/ upgraded matt black hinges throughout
- Interior doors w/ luxury crystal door knobs throughout
- White oak wood floors on first and second floor
- New low-E windows throughout
- New Tankless Water Heating System
- New HVAC system, all new ducts and custom built diffuser boxes
- New high end HVAC diffuser vents
- Smart thermostat by Nest
- Recessed LED lighting throughout
- All new electrical wiring and panel
- Spray foam insulation under pier and beam foundation

Master Bedroom

- Luxury HVAC diffuser/vent
- Recessed lighting
- Prewired ceiling fan
- Large new windows
- Modern glass barn door w/ privacy frost
- Increased room size - 2' wider

Master Bathroom

- Custom built 112" double vanity his and her sinks
- LED lighting under vanity
- Luxury brush gold faucets
- Water room custom wood modern design privacy slats
- Smart toilet w/ duvet, heated seats auto open and close
- Floating LED lighted platform featuring shower & tub
- Smart wifi shower system by - U by Moen (Alexa commands)
- Magnetic in floor door stop
- Custom direct to floor shower glass
- Modern exhaust fan
- Ceiling ambient LED lighting
- Two 60" tall by 36" wide vanity electric mirrors w/ anti fog feature
- Solid brass drawer pulls
- Floor to ceiling large porcelain tile
- Floor to ceiling herringbone glass tile
- Marble tub and shower floors and niches
- Large 71" spa soak tub w/ brush gold filler from wall
- Modern luxury HVAC diffuser/vent

Master Closet

- Custom carpentry built in closet
- Custom built bench seating and storage
- Top shelf featuring luxury brands
- Her section display shoes
- Her section display luxury purses
- Her section hang long dresses
- Her section hanging tops and bottoms
- His section hanging tops and bottoms
- His section display shoes
- Luxury brushed gold full body mirror
- Custom LED lighting all cabinetry
- Modern luxury hvac vent

Outdoor Highlights

- Newly trimmed trees
- New 60' sidewalk
- New 76' driveway
- 1" slope driveway away from house
- New 17' walkway
- All new sod, mulch, bushes & plants
- New wood siding
- All new roof framing
- All new attic
- All new roof shingles
- All new windows
- All new rear staircase
- All new rear deck
- New cedar post and fence
- All new porcelain tile front porch and steps
- All new interior & exterior paint
- All new floor plan first and second floor
- All new kitchen appliances
- All new stackable washer and dryer
- All new white oak wood floors
- All new white oak wood stairs
- All new exterior doors