

2929 Buffalo Speedway #1206

**Marcia Alexander**

Realtor-Associate®

713.385.2635

marcia.alexander@sir.com



## Notable Features + Amenities

### ENTIRE UNIT UPGRADES

- New electrical and plumbing
- Custom designed and Houston-made inset cabinetry with soft-close hardware
- Engineered wood floor throughout except marble bathroom floors
- Larger crown molding (5.5"), baseboards (6.25") with quarter round and new door casings
- Re-plastered all drywall including ceiling Painted ceiling, walls and trim paint by Benjamin Moore
- All lights have dimmers except kitchen sink chandelier and entry closet
- 3M Prestige Series window tinting on all windows installed by Sunset Glass Tinting
- All countertops were sealed with Dupont Stone Tech Professional Sealer -transferable 15 year stain protection warranty
- Replaced smoke detector and sounder

### ENTRY

- Refinished door exterior
- Added wood trim to door interior and repainted.
- Emtek unlacquered brass door handleset
- Antique brass door knocker
- Unlacquered brass door hinges with finials
- Engraved brass address plate
- Enlarged entry closet - adding long metal hanging rod and spacious upper shelf, double pull-out doors with unlacquered brass scrolled hinges
- Gold painted closet light
- Brass smoke bell light in entryway (dimnable)

### LIVING ROOM

- Recessed lighting - 6 cans (dimnable)
- Built 2 large closets for additional, flexible storage, both having double metal hanging rods and upper shelf

### LIVING ROOM (cont)

- Custom designed four 2-paned doors with beveled mirrors
- Antique unlacquered brass scrolled knobs with circular rimmed backplate
- Unlacquered brass scrolled door hinges
- Custom designed storage tower with adjustable shelves on upper cabinet with antique drop ring pull and lower 5 drawers with 1920's scrolled pulls (two 4" tall drawers, three 10" tall drawers)
- Cat 5 wiring for television
- Custom drapery - Custom double rod with brass finials, lined linen drapes with vertical edge trim, thermal black out drapes and 4 custom drapery wands
- Replaced HVAC supply grill

### DINING ROOM

- Custom designed wainscoting
- Crystal chandelier - 7 light (dimnable)
- USB and electric plugs
- Replaced HVAC supply grill

### KITCHEN

- Quartzite - Taj Mahal- countertops and backsplash (extending to ceiling) - polished and sealed with DuPont Stone Tech Sealer
- KitchenAid 21.8 cu. ft. refrigerator with internal filtered water dispenser- panel ready French doors and custom side trim with antique unlacquered brass hardware
- Kohler farmhouse sink
- Newport Brass unlacquered faucet, side spray, garbage disposal stopper and flange
- KitchenAid 30" Pro-Line SS electric range
- Custom designed and Houston-made range hood
- Custom designed wooden corbels made by Unico Supply Houston
- Bosch SS dishwasher
- Custom designed and Houston-made cabinets and drawers with soft close and adjustable shelves and drawers
- Custom open shelves-adjustable
- Unlacquered brass cabinet knobs and drawer pulls

## KITCHEN (cont)

- Custom cabinet storage tower-appliance garage with electrical outlet, upper adjustable shelves and lower pull-out shelves
- Moveable quartzite island custom fit for additional counter service along right counter, 6 drawers-two 3.5" tall and four 10" tall
- Under cabinet lighting (dimnable) and electric plugs (so slab backsplash would not be cut)
- Iron chandelier - 4 light
- Recessed lighting-2 cans (dimnable)
- Replaced air supply vent
- Iron chandelier over sink (dimnable)

## BEDROOM

- Solid wood 2-panel pocket door with Emtek unlacquered brass pull and handle
- Custom drapery- Custom double rod with finials-antique gold finish, lined linen drapes with trim, thermal black-out drapes and 4 drapery wands
- USB and electric plugs
- Wired for ground telephone
- Cat 5 wiring for television (TV, sound bar and brackets excluded)
- Replaced HVAC supply grill

## MASTER CLOSET

- 2-panel wood door with Emtek unlacquered brass scrolled knob and backplate
- Scrolled brass door hinges; Lantern -laser cut with custom gold finish (dimnable)
- Custom designed closet with metal hanging rods, upper shelves and lower shoe shelves
- Bosch Ascenta 4.0 cu. ft. condensation electric dryer/Bosch Ascenta 2.2 cu. ft. front loader washer

## MASTER BATH

- Double sinks - 2 rectangular Kohler
- Altman unlacquered brass faucets
- Marble floor (diagonally laid) and tub surround with mosaic, pencil and rail trim- White Snow
- Quartzite countertops - leathered Innevento - sealed with DuPont Stone Tech Sealer
- Deep soaking tub - 36"x60"
- Phylrich unlacquered brass wall shower and hand shower with bracket
- Extra unlacquered brass bracket for hanging wash cloth

## MASTER BATH (cont)

- Custom glass shower doors with Guardian Showerguard coating to reduce water spots
- Solid wood 2-panel pocket door with Emtek unlacquered brass pull and handle
- Custom designed and Houston-made cabinets and drawers with unlacquered brass drawer pulls and antique knobs
- Custom cabinet tower includes adjustable upper shelves and two 10" tall drawers
- 2 hidden electric and USB plugs accessible through drawer for hairdryer, electric toothbrush, etc. and sink cabinets
- Vanity area with custom mirrored walls and glass shelf
- Unlacquered brass toilet paper holder and towel bars
- Upgraded ceiling tiles with paneling for custom look
- Kohler Devonshire toilet
- Custom beveled mirror with frame
- Replaced HVAC supply grill
- Replaced fan/vent
- 3-light wall sconce mounted on mirror with dimmer.

## POWDER ROOM

- Custom barn door and black hardware
- Custom designed and custom painted vanity with antique drop ring pulls with soft close doors
- Custom designed carrara marble vanity top and arched backsplash
- Altman unlacquered brass faucet
- Antique crystal chandelier (dimnable)
- Honed carrera marble/honed black granite - harlequin patterned floor with border
- Kohler rectangular sink
- Replaced air supply vent
- Replaced fan/vent
- Kohler Devonshire toilet
- Unlacquered brass toilet paper holder