



17310 Lonesome Dove
Houston, TX 77095
MLS #59024726

Features and Upgrades

Rooms:

- ✓ All bedrooms have large closets
- ✓ Study/home office could also be used as a bedroom (it has a closet) or formal living room
- ✓ Large family room with gas fireplace has open-concept floor plan, high ceilings to the 2nd floor, and fireplace with new white Boutique marble tile surround
- ✓ Large in-house laundry room with extra storage

Kitchen:

- ✓ New quartz counter tops with new double undermount sink, and satin gold faucet
- ✓ New cabinet hardware
- ✓ New beautiful white Boutique marble backsplash
- ✓ New stainless gas cooktop, range hood, dishwasher, and disposal
- ✓ New recessed LED lighting
- ✓ New modern gold/black island light

Bathrooms:

- ✓ New quartz counter tops
- ✓ New rectangle sinks with new satin gold faucets
- ✓ New modern gold/black vanity lights
- ✓ New upgraded porcelain tile flooring with zero grout lines
- ✓ Primary bathroom has new rebuilt shower in a stylish vertical set with mosaic accent stripe and frameless shower door
- ✓ Primary bath has jetted tub with new mosaic and quartz surround
- ✓ Primary bath has satin gold “water fall” faucet

Electrical, Plumbing and Roof:

- ✓ New HVAC system: 2 new condensers, 2 new evaporators, 2 new furnaces, 2 new thermostats, new drain pans and safety switches.
- ✓ New 30-year Owens-Corning roof
- ✓ New switches and new outlets
- ✓ New recessed LED lighting
- ✓ New lighted ceiling fans
- ✓ New light fixtures and chandeliers
- ✓ New sinks, faucets, and supply lines
- ✓ New vanity lights in bathrooms
- ✓ New lighted ceiling fans throughout

Exterior:

- ✓ Fresh landscaping
- ✓ New exterior trim paint
- ✓ Gutter system

Flooring:

- ✓ New porcelain tile flooring in all wet areas, set with zero-grout lines
- ✓ New hand scraped engineered flooring downstairs
- ✓ New carpet and padding upstairs

Other Notables:

- ✓ New 2" blinds in most of the windows
- ✓ New satin black door knobs, door stoppers, kitchen cabinet hardware
- ✓ New satin gold bathroom hardware
- ✓ New interior paint: Ceilings, walls, cabinets, trim, doors
- ✓ New exterior paint
- ✓ One-year home warranty with full-price offer
- ✓ All major systems have been serviced
- ✓ Never flooded

Location:

- ✓ Located in a gated community, prestigious Riata Ranch
- ✓ Feeds into the esteemed Cy-Ranch high school
- ✓ Close to shopping, restaurants, Cy-Fair ISD schools, medical facilities, and major thoroughfares.