

7406 BRANCH POINT DR, HOUSTON, TX 77095

IMPROVEMENTS & UPDATES

◇ EXTERIOR UPDATES

- * New James Hardie Siding, Painted, Gutters Replaced
- * All Windows Replaced with Double Hung Vinyl Energy Efficient Windows
- * New Cedar Privacy Fence
- * Front Concrete Walkway
- * New landscaping including shrubs, bedding plants and mulch and tree trimming
- * Pressure washed driveway, walkway and back patio
- * Back door replaced

◇ HVAC - 3.5 ton Trane XR16 A/C including evaporator coil/condenser and Furnace

◇ HOT WATER HEATER - 50 gallon Rheem Gas Water Heater

◇ KITCHEN REMODEL

- * Painted Walls and Cabinets, Replaced all Cabinet Hardware
- * KitchenAid 30" Cooktop
- * KitchenAid 27" Convection Wall Oven with Built-in Microwave

◇ INTERIOR UPDATES

- * **DESIGNER WINDOW COVERINGS** - Lined Woven Cordless Shades in Kitchen & Breakfast Nook, Lined Drapery Panels in Family Room, Lined Woven Wood Shades in 2 BRs
- * Custom built-ins with desk in study
- * Freshly Painted Walls & Front Door
- * Updated light fixtures
- * Replaced all Interior Door Hardware
- * Upstairs attic stairs replaced

PROPERTY FEATURES

◇ INTERIOR

- * ENORMOUS ROOMS
- * Tons of storage, large closets
- * Crown Molding
- * Large laundry/utility room with storage shelves and cabinets
- * Built-In Wet bar with wine rack
- * Double hung, vinyl, energy efficient windows
- * Plantation shutters on all downstairs and front-facing windows
- * Hardwood floors/tile downstairs
- * Large Silestone kitchen island

- * Tile in kitchen, utility room, upstairs bathrooms
- * Huge Master Bedroom with Sitting Area
- * Primary Bath has Large Granite double vanity with seating, Separate Shower and Jetted Tub
- * Large window with privacy glass in primary bathroom
- * Study with French doors and custom built-ins
- * Gas log fireplace
- * Large secondary bath updated with bead board
- * Kitchen open to family room
- * Walk-in pantry
- * Ceiling fans in living room, study, breakfast area and all bedrooms
- * Built-in wall display shelves in secondary bedroom

◇ EXTERIOR

- * 3 car garage with LED lighting
- * Cul de sac lot on quiet street in Southdown Village
- * Sprinkler System
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- * Mature Trees, landscaping
- * Ring Doorbell

COMMUNITY AMENITIES

- ◇ Master Planned Copperfield with 7 Villages
- ◇ Parks and community pool with new slides
- ◇ Green Belts and Miles of Scenic Walking/Biking Trails Throughout Neighborhood
- ◇ Community Centers that Can Be Rented For Events
- ◇ Elementary school in neighborhood can walk or ride your bike to school
- ◇ Restaurants and shopping within 5 min - Sprouts Farmers Market, Romero Los Brazas Mexican and Carabas Italian
- ◇ YMCA branch in neighborhood - 2 miles away
- ◇ Numerous Places of Worship within 5 min drive
- ◇ Two branches of Harris County Library 10 minutes away
- ◇ Lone Star College and Berry Center 4 miles away
- ◇ Two local Dog parks in addition to dog-friendly walking trails in the neighborhood
- ◇ Community parades at Christmas & July 4th
- ◇ Summer family friendly movie nights at the neighborhood pool
- ◇ Copperfield Dolphin Swim Team for all kids K-12