

Features and Upgrades for 35 Champion Villas Drive, Houston, TX 77069

Gated subdivision

All four sides of exterior are brick or stone

\$300k renovation taken down to the studs in 2019

Unique barrel shaped entry hall ceiling with real brick ... a work of Art! ... including LED up-lighting, solid Mahogany front door, and herringbone hardwood entry hall flooring.

Matching brick wall in powder room located off the entry hall ... complete with chiseled edge Cambria Quartz vanity and antique mirror and pendant light.

Open concept home with HIGH ceilings (up to 12 ft) and hardwood flooring.

Dining room with Swarovski crystal chandelier and double crown molding tray ceiling

17' x 6' bar area built with on-site custom cabinets, complete with wine bottle drawers and slide out liquor storage plus a Summit dual temp wine storage refrigerator (46 bottle capacity). The 11 ft long bar countertop is chiseled edge Cambria Quartz and there are upper cabinets for storage as well as LED lighted display cabinets. This space is perfectly situated by the dining room making it multifunctional... it can also be used as a buffet/serving bar.

Coffee bar (within pantry) with high end glass tile backsplash and Cambria Quartz Ogee edge countertop. It features lower cabinets for storage and open display upper shelves. Pantry has customized pull out drawers and shelves.

Open concept kitchen is over the top...

Complete with GE Cafe appliances including the 42" refrigerator. In addition to the Pro gas range (with 6 burner top), there is a GE Cafe Advantium Speed Cook wall oven ... Great for complete meal preparation. The high-end glass backsplash features a pot filler. The huge 131" x 65" island countertop is fabricated from a Jumbo Slab of Cambria Quartz (there is NO seam on the top) plus there are faucets and Elkay stainless steel sinks (bar & kitchen). There is a double Ogee edge on the island countertop. The base cabinets are double deep. The kitchen side has smooth close drawers and cabinets. The family room side has cabinets with pull out drawers for LOTS of extra storage. There are two large pendant lights above the island. The island allows for 6 bars stools as well as a built in Cambria Quartz kitchen table for 4. The opposite end of the island has a built in Cambria Quartz buffet cabinet to support serving in the dining room. All outlets are hidden under the cabinets or behind pull-down drawers. The entire kitchen space that includes the side breakfast bar and seating area measures approximately 25 ft long.

Laundry room with abundance of custom cabinets (for storage and display) that includes accent lighting. Cambria Quartz counter tops that offer a large folding area above the front load appliances plus an additional counter that has a sink, herringbone backsplash, and hidden outlets. LG Color Match high-end washer & dryer stays with the home. Custom concrete tile floor.

Family room with custom built-in full wall display shelves/bookcase complete with 2 full high glass door curio cabinets. Glass shelves have custom wood frames that allow LED lights to show off your collectibles. New gas fireplace creates a warm glow and ambiance at the push of a button. The tall 12 ft ceiling features a supersized 9 blade ceiling fan, LED recessed lights and LED up lighting. The room creates an outside like atmosphere due to the oversized tempered glass windows with amazing views of greenery that lets the outside in. The windows are treated with a special UV film ... protecting furniture but also does not allow viewing from the outside. The windows have custom valances and powered black out roller shades. The powered roller shades can be operated by a remote or over Wi-Fi with an App.

The Primary Suite...

The primary bedroom showcases a 12 ft cove ceiling with recessed lights, ceiling fan plus tall doors, trim, and baseboards.

The primary bathroom is comparable to a spa with a high-end free standing Jacuzzi Tub with Calming LED Color Light Therapy plus, crystal chandelier, his & her soap niches, place for a mounted tv and exquisite expansive shower. There is a multi-position shower valve that is accessible prior to entering the shower ... allowing you the perfect temperature before you enter. The Schluter drain system allows for NO raised edges around the shower ... you just walk in. Delta fixtures provide two rain showers heads plus a hand wand. Above and beyond is the custom marble work that surrounds the floor, ceiling, and walls, which also encompasses a full slab of Cambria Quartz (feature shower wall). The unrivaled finishes are the best of the best. There is also a separate water closet with high-end Kohler Memoirs Comfort toilet, complete with a Bio Bidet. His and Her separate Cambria Quartz vanities with trendy faucets and mosaic marble backsplashes are surrounded by custom cabinets with ambient up-lighting and ceiling fan.

Explaining the primary closet is pretty much impossible... The best description is custom, custom, custom cabinetry with all the bells and whistles. Added bonus: the lights automatically turn on when you open the double doors when entering.

Enclosed patio features a cocktail pool with raised sheer descent waterfall and stone surround walls. There are custom cabinets including a TV bookshelf ... allowing you to watch your favorite shows while relaxing in the pool or seated in the outside den area. There is also a custom bar cabinet complete with sink and Cambria Quartz countertop plus a ceiling fan. The LED recessed lighting is Wi-Fi and can display multiple fun colors or differing shades of white. New gas line and gas pool heater is also to be noted. There are door accesses to the outside gardens.

There are 2 additional downstairs bedrooms plus a Hollywood full bathroom with the same high-end finishes & details as the rest of the home. (One of the bedrooms is currently being used as a study.)

Upstairs bonus space...

At the top of the stairs and with separate access, there is game room (flex room or possibly 4th bedroom) with ceiling fan, built-in bookshelf plus storage around the window seat and additional storage (thru the small doors).

There is also a full bathroom. The bathroom has new Delta fixtures and new Kohler Memoirs Comfort Height toilet.

The media room features 2 built bookcases to display your treasured collectibles but wait until you see the secret passage... The large bookcase opens to a large lighted, carpeted air-conditioned room ... your use to be determined. Additionally, there is more space through an additional door that leads to a LED lighted attic.

The upstairs has new carpet, doors, trim, custom bookcases, and high ceilings. There is a complete new Carrier AC/Gas Heat HVAC for upstairs.

Noteworthy Details About the Home:

All new built on-site custom cabinets

All new doors, custom trim and baseboards

All new hardwood floors (over \$24k)

New Cambria Quartz throughout the house (over \$46k)

New High Efficiency Gas Water Heater

New Carrier AC/ gas furnace ... compete with UV lights in duct work and HEPA Media filters.

New Ring alarm and security cameras.

New Wi-Fi Access Points

Direct TV Satellite dish

Tons of recessed lights

All LED lighting throughout the house and cabinets

Several rooms have special Wi-Fi LED color recessed lights

Plantation shutters, custom valances and powered black out roller shades

Zoned HVAC system

The oversized privacy tinted windows in the kitchen/den are truly private. Walk outside and see for yourself. They also block 99% of UV and reduce glare by 90% which lowers energy costs plus enhances your privacy. (Sun Masters Window Tinting)

New MI windows – Pro #5500 insulated, tinted and Low E

HOA fees are \$2,250 annually and covers the maintenance of the gate plus mowing and treating the lawns (excluding flower beds).