

Recent Updates

18734 Cypress Church Road ~ Cypress TX



UPGRADES

2021

- 3/2 Ranch transformed into 4/4 Modern Farmhouse.
- Home was gutted down to 3 exterior walls. In the front of the house, the left-hand side of the house, and the back of the house have part of the original framing. The right hand side of the house was extended to meet the garage in order to build the staircase and pantry attached to the kitchen. The ceiling was completely replaced and a second story was added to 3/4 of the house.
- Roof is new as of March 2021.
- All of the exterior facia is all new James Hardie siding and soffit.
- All of the windows in the house have been replaced with energy efficient, RAM windows.
- Every interior and exterior door has been replaced in the house. All of the doors are solid core wooden doors. All shaker style.
- All of the cabinetry in the house was custom built on site.
- The stairs and the mudroom bench are live edge, custom made treads.
- The herringbone pattern marble was all handset piece by piece



Greater Houston Area



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- Kitchen is outfitted with all KitchenAid high-end appliances to include a 48 inch built-in refrigerator, a 48 inch gas/propane stove/oven, 48 inch vent hood with dual motors providing over 1000 CFM of suction, a built-in icemaker, and a drawer style microwave. The complete kitchen package was over \$30,000.
- The waterfall edge island is made from one solid piece of quartz to avoid any seams in the island.



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- The free form swimming pool/hot tub is over 50 foot long and 30 foot wide at a total of 1100+ square feet and 40,000 gallons of water. It has LED lights, a 400,000 BTU heater, three custom, Fire Bowls, and anchors for volleyball. The pool deck is over 2500 ft.². The back patio has a complete package of bowl BBQ products, such as a 39 inch grill, head, a dual drawer, stainless steel, outdoor refrigerator, and sink with a Moen faucet.
- The yard was completely stripped and leveled with premium soil before sodding with Rowley Saint Augustine grass
- The house has a 24 zone irrigation system that is new as of 2022
- Most of the trees on the property have been inspected and deep root, fed by a professional arborist. Most of the larger trees are between 80 and 100 years old.



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- The original driveway was completely demoed down past three layers of concrete, gravel, asphalt, and a new 4 inch concrete driveway with thousands of square feet of parking space.
- New stucco was added to the exterior of the garage as a decorative accent to the house
- The shop is approximately 1200 ft.² and has been fully insulated, all of the walls and ceiling with closed cell foam insulation. The walls have been finished and three-quarter inch thick plywood. The shop also has LED bay lights and 2 giant fans.
- There was a small shed on the property that we built to be an exterior office.
- We installed 200 foot of no climb fence with a 12 inch beam across the back to prevent animals from digging in or out of the property.

