

# UPGRADES AND FEATURES

## 3722 *Las Palmas Street*

- All new designer picked light fixtures throughout the house & new recess LED lighting.
- Gorgeous Wood-look tile throughout the whole house.
- The kitchen has **Maverick Design** custom-built cabinets & cabinet hardware.
- Fully upgraded appliance package including top of the market Gas Range with Range hood, SS Dishwasher, SS French door Refrigerator, and SS Microwave.
- Beautiful quartz countertops in the kitchen with deep sink and new faucet.
- Full interior and exterior paint
- The primary bathroom: New custom-built double vanity with all new hardware and quartz counters plus new faucets. Absolutely gorgeous oversized walk-in shower with a bench seat and stunning Maverick design picked tile, new toilet, and designer tile flooring.
- Secondary bath: New sleek vanity in the hall bath, designer chosen tile flooring, new bathtub with custom tile surround, new faucet, and toilet.
- Laundry relocated to the interior of the house.
- Added all new doors to the interior of the house with designer paint choice.
- Replaced the front door.
- Upgraded Ceiling fan in the main room.
- The HVAC: New drain lines for primary & secondary lines, replaced 4-ton condenser unit (rated 14.5 seer) with new set of copper lines with insulation. New concrete slab. Replaced evaporator coil and 4-ton plenum. Replaced drain pan and new flow switch. Replaced all the registers and vents through-out the house and added new thermostat. Replaced 4-ton furnace - BTU's 80,000.
- Installed all new insulated Air Ducts - R8 rating. Added new dryer pipe and ducting. Added new vent hood ducting for kitchen.
- Sewer: New sewer line inside and outside the house. New vent system for drain with Schedule 40 PVC. New water lines white pex "A" expansion system hot and cold inside the house only.
- New gas line for water heater, range, and HVAC furnace.
- All new insulation added to the attic to code.
- All new electrical wiring through-out the house
- All new sockets, switches, and plugs
- Roof: removed and replaced any damaged shingles, sealed metal flashing, replaced missing shingles, replaced ridge vent caps. Replaced damaged roof jacks, sealed roof jacks and nail heads. Roof was professionally washed.
- Landscaping package: cut back the trees, adding mulch, new plants, grass, designed pavers and black star pebble.
- The garage space was modified and reinstated as a single car garage with new garage door and automatic opener.
- All new Gutters added around the property.
- Exterior fence added on two sides of the property along with new gate and hardware.

*All work Fully Permitted by the city of Houston including Structural, Electrical, Plumbing, HVAC, and Sewer, Insulation, & Gas Meter*

