

1907 Laurel Rose Ln. Houston, Texas 77014
List of Upgrades & Exclusions

Living Room:

- New Fireplace Door and Refinished
- Addition of Brand-New Flush Mount Ceiling Lighting

Kitchen Remodeling:

- New Cabinets all through
- Chandelier (Modern Island Chandelier)
- 3mm New Quartz Counter-top on Cabinets and Island
- New Backsplash
- New Sink and New Faucet
- New Cabinets Pull
- Upgrader and Additional Lighting

Den and Dining Area:

- New Laminate Floor (Mid-Range Grade)
- Den converted to Office with French double door.
- Additional Flush mount lighting (changeable lumen) installed.
- Custom bookshelves in office
- Custom Constructed Transom Window Above French double door
- Chandelier

Bathroom 2nd Floor

- All brand-new vanity base and top
- New flooring all though in bathroom, master walk in closet and toilet
- Additional and New lighting fixtures in Bathroom
- New single hole faucets and sink
- Quarts Vanity Top 3mm
- New Vanity lights
- New Doorknobs all throughout the interior door
- Fresh Sherwin William Paint
- Jack & Jill Bathroom Refinished and glazed tub and wall.

Master Bedroom & 3 other Bedrooms, Hallway and Game Room

- New Quality Carpet Installed all throughout.
- New Lighting fixtures (Modern Flush and Traditional ceiling mount light)
- All New Door Knobs
- All New Ceiling Fan/W Remote

Other Upgrades Include

- **HVAC**
 - New Air Condition Installed for the First Floor (Indoor and Outdoor Unit)
 - New Thermostat for both 1st and 2nd floor.
- **Electrical**
 - New face plate installed in most outlet.
 - New Island Outlet
 - New Lighting fixtures all throughout the interior lighting
 - New control switch in Den – Converted to Office
 - New Chandelier at foyer
- **Plumbing**
 - Upgraded to new water control valves throughout the house.
 - New Faucet in Bathroom 2nd floor and kitchen
 - New A/C drainpipe installed re-directed from soffit to bathroom.
- **Home Improvement**
 - Fresh paint on Wall, Ceiling, Doors, Baseboard, Trim, Windowsill, handrails.

Exterior Improvement:

- **Garage**
 - Complete New Garage Door
 - New Garage Motor and Controller (Wifi Enabled) Open anywhere.
 - New Garage light
- **Sidings**
 - Replaced all bad sidings.
 - Fresh paint on all sidings; wall, soffit, gutter and downspout and fascia
- **Roofing**
 - Replace all bad roofing boards.
 - Install New Composite Roofing
- **Pavement/Driveway**
 - Installed new patio reinforced concrete.
 - Replace two sections of bad driveways concrete slab.
- **Sprinkler System**
 - Upgrade the Sprinkler System Control for all zone at the Front

EXCLUSIONS:

- Complimentary Washer and Dryer AS IS
- No Sprinkler at the back