

5602 Briarbend Dr, Houston TX 77096

This home was completely renovated between 2019 and 2023 as follows:

Exterior

- New paint, including brick façade
- New roof installed
- New exterior light fixtures installed all around
- New garage door and automatic garage door opener installed
- New double-pane energy efficient windows installed throughout
- New gates installed and back fence repaired
- New travertine patio installed
- New modern 5-lite mahogany front door installed
- New double-paned sliding patio door installed
- New epoxy garage floor coating
- New in-ground sprinkler system installed in both front and back yards
- Installed French drain in back yard for better drainage

Interior

- New laundry room added with gas dryer hookup and custom shelving
- Wall between dining and family rooms removed to create a more open space
- New engineered wood floors installed throughout living areas
- New tile installed in master and guest bathrooms
- New paint throughout
- New solid wood shaker style doors installed throughout
- New baseboards and door trim installed throughout

Kitchen

- Kitchen expanded to almost double the size
- All new kitchen cabinets with soft-close doors and drawers installed
- New peninsula with seating for up to 4 installed
- New granite countertops installed
- New beveled subway tile backsplash installed
- New under cabinet lighting installed
- New stainless steel farmhouse sink installed
- New kitchen faucet with pull-down sprayer installed
- New Samsung black stainless gas range, range hood, microwave and dishwasher installed

Master Bathroom

- Master bathroom expanded to almost 3x the size
- New wet room added with soaking tub and rainfall shower
- New double vanity with soft close doors and drawers installed
- New granite countertop with vessel sinks installed
- New toilet, plumbing fixtures, light fixtures and mirrors installed
- Walk-in Master closet expanded to double the size
- Custom Master closet cabinetry with built in dresser and shelving installed

Guest Bathroom

- New vanity with soft close doors and cabinets installed
- New granite countertop and undermount sink installed
- New bathtub and toilet installed
- New tile bathtub surround installed
- All new plumbing fixtures installed
- New mirror and light fixtures installed
- Custom bathroom storage cabinet with soft close doors installed

Structural/Mechanical

- All new wiring including outlets, switches, electrical panel and meter installed
- All new PEX plumbing and plumbing fixtures installed throughout
- All new natural gas plumbing for furnace, range and clothes dryer
- All new light fixtures and energy efficient LED bulbs installed throughout
- New A/C and Furnace installed
- New smoke and carbon monoxide detectors installed
- Foundation repaired

Technology/Smart Home Features

- New Qolsys IQ alarm panel with internet and cellular monitoring capabilities
- New wireless alarm sensors on every door and window (including garage door)
- Qolsys IQ panel also serves as Z-wave device hub
- New Z-Wave Plus electronic deadbolts installed on all doors (except patio door)
- New Z-Wave Plus wall switches and dimmers installed throughout
- New Z-Wave Plus thermostat installed
- New Z-Wave Plus garage door opener installed
- New Alarm.com doorbell camera
- Alarm, locks, lights, thermostat, and doorbell camera can all be controlled/monitored through a single Alarm.com app from your smart phone, tablet or computer