

318 Indian Bayou, Houston, TX. 77057

Amenities and Upgrades:

3 / 4 bedroom, 2.1 baths 3,159 sqft. Lot - 4,200 sqft.

+ September & October 2023 Updates:

- New Roof Installed – 2 year warranty
- New HVAC installed - New Evaporator Coil, Condenser Coil Replacement , Furnace Replacement and Plenums Replacement
- Primary Bathroom completely remodeled – New Shower
- 2nd & 3rd Floor painted and new carpet installed
- Sub-Floor Pillar and Drainage Repaired
- New Concrete Stairs Installed with access to Ravine

+ First Floor:

- Weekend Sanctuary with Lock and Leave Lifestyle in Tanglewood Gated Community
- Completely Renovated in 2018 – Outfitted with Designer Finishes and Fixtures by Interior Designer Linda Brown
- Inviting French Iron Front Door and 13' Feet ceilings
- Renovated Kitchen with 7' x 4' Kitchen Island with Quartz Countertops
- Top Of the Line Appliances including: Built-in Jenn-Air Refrigerator, Two Ovens, Gas stove, Grill and Large Overhead Exhaust
- Designer Stone Gas Fireplace (with remote control)
- Wood Grain Tile Floors
- Oversized Wet Bar with: Antique Glass Backsplash, Two U-Line Wine Coolers and Granite Countertops
- 4 Moveable Custom-Built Cabinets with Lighting & Built-in Desk
- Two Skylights
- 4 Paneled 7' x 3' Slider Doors Open to Outdoor Deck with Views of Bayou/Ravine
- All New Custom Light Fixtures
- SONOS Ceiling Speakers and System Wired for Surround Sound

+ Second Floor:

- Enormous Primary Bedroom (curtains stay), Walk-in Closet and Separate Cedar Closet
- *Newly Renovated Primary bath* includes Jacuzzi with jets, Separate Shower, Two Sinks, Vanity mirror, Black granite countertops, Closed toilet Closet
- Two Guest Bedrooms with Juliette doors and Jack and Jill Bathroom
- Large Utility Room with Washer & Dryer (2007) and Access to Third floor
- Front Bedroom Balcony Doors Replaced November 2021
- Plantation Shutters and Crown Molding

+ Third Floor:

- Flex Room- Office/Playroom
- 2 Built-in Desks
- 2 Window Seats
- Large Storage Closet & Easy Attic Access

+ Garage:

- Garage Door Opener-Wifi Capable with App
- 20' x 22' Garage Floor Redone- Epoxy Coating – Resin
- Driveway Redone with Stone Concrete- 2017
- Elevator Shaft in Garage

+ Exterior:

- Large Outdoor Deck with French Doors Open to Ravine/Bayou
- Motorized Retractable Shade Awning on Back Deck
- 3 HVAC Units – Lennox- 3/2018 , 2nd Floor HVAC replaced 9/2023
- Tankless Water Heater- 3/2018
- Furnace and New Coil Replaced – 9 / 2023
- Sprinkler System
- Underneath house – All subfloor replaced 2018
- o New Spray Foam Insulation
- o Pipes Insulated
 - Pillar and drainage repaired 9/ 2023

