



13422 Balcrest Drive
Houston, TX 77070

MLS 42398021

Features and Upgrades

Rooms:

- ✓ 5 large bedrooms
- ✓ In-house laundry room with built-in cabinets
- ✓ New and open formal dining room/family room concept
- ✓ Original dining room converted to a home office with double French Doors
- ✓ All new carpet upstairs and vinyl plank flooring downstairs
- ✓ Complete interior re-paint

Kitchen:

- ✓ Granite counter tops with new travertine backsplash.
- ✓ New faucet and new cabinet hardware
- ✓ Stainless steel appliances
- ✓ New recessed LED lighting
- ✓ Additional lighted area for desk or kitchen trolley

Bathrooms:

- ✓ New granite counter vanity with new undermount sinks top in primary bath
- ✓ New granite counter in half-bath
- ✓ New toilets in all bathrooms
- ✓ New faucets in all bathrooms
- ✓ New vanity lights and recessed LED lights
- ✓ New tile flooring in primary and secondary bathroom
- ✓ New tile surround in secondary bathroom

Roof, Electrical, Plumbing, Hardware:

- ✓ HVAC – 2021
- ✓ Roof – Brand new 2023
- ✓ Roof with Radiant Barrier
- ✓ New blown insulation in attic
- ✓ New attic door zippered insulator
- ✓ New switches and new outlets

- ✓ New recessed LED lighting
- ✓ New sinks, faucets, and supply lines
- ✓ New vanity lights and recessed LED in bathrooms
- ✓ New lighted ceiling fans throughout
- ✓ All new door knobs, cabinet pulls, door stoppers

Exterior:

- ✓ Vinyl siding
- ✓ Double pane windows
- ✓ New exterior paint
- ✓ New exterior light fixtures
- ✓ Large wood shed
- ✓ Huge fenced backyard
- ✓ Iron driveway security gate
- ✓ Roof Gutters
- ✓ Full yard automatic irrigation system

Location:

- ✓ Conveniently located near shopping, restaurants, Cy-Fair schools and medical facilities
- ✓ Close to Tomball Parkway and Northwest Freeway, and major thoroughfares.



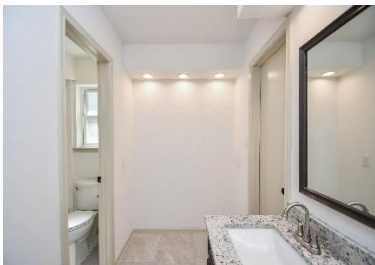
The main living area



The kitchen



The upstairs bathroom



The primary bath



The back yard and shed



The breezeway from garage to the house