



# THE ADVISORY

REAL ESTATE + DEVELOPMENT

## 946 Gardenia Drive

---

*Over \$165K In Improvements And Updates!*

### **2010**

- Insulation added to entire home aside from the kitchen
- New main sewer line
- New AC ductwork and HVAC system
- New tankless water heater
- New addition to the home with higher foundation level
- New roof with dormers
- New exterior columns
- Exterior paint
- HardiPlank siding added to home and garage
- Utility room update - new plumbing, custom cabinets, Elkay sink and designer tile flooring
- Guest and Primary bathrooms update - new plumbing, quartz countertops, travertine flooring, custom cabinetry, sinks with Moen fixtures, new bathtub, new toilet and new window
- Primary bedroom update - hardwood flooring, crown molding, French doors with covered patio access, new bedroom door and hardware, new windows
- Secondary bedroom 1 update - new closet, study nook, crown molding and new door
- Secondary bedroom 2 update - new ceiling fan, crown molding, new entry door and closet doors.

### **2015**

- Exterior driveway with culvert added
- Rain gutter system added

### **2023**

- All bedrooms freshly painted
- Primary bedroom lighting fixture updated
- Primary bath - new faucet hardware and fresh paint on cabinetry
- Primary closet update - new hardwoods and lighting fixture
- Guest bath update - lighting fixture and fresh paint on cabinetry
- Secondary bedroom 1 - new closet door hardware
- Secondary bedroom 2 - new ceiling fan and hardwoods in the closet
- Added recessed lighting to the hallway, living room and kitchen
- Added new lighting fixtures to the living room
- Living and dining areas freshly painted
- Kitchen renovation - painted cabinetry, added a pullout pantry, a wall cut-out with cabinetry and counter space, recessed lighting, pendant lights and quartz countertops throughout, replaced various hardware, added a stainless steel sink and faucet, added an LG Smart Microwave with vent, an LG refrigerator, an LG Smart Dishwasher and an LG Smart Stove, added sheetrock and hardwood flooring
- Exterior power wash

\*All above information has been provided by the Seller and is subject to Buyer verification.

Oscar C. Hernandez  
TX Lic. 0497079  
832.610.2534

The Oscar Fine Properties Team  
Oscar@TheAdvisoryHTX.com