



**11615 QUAIL CREEK DRIVE-HOUSTON, TX 77070**

**Presents the following list of UPGRADES & UPDATES:**

- Completely remodeled downstairs to open up kitchen and family room.
- Redesigned upstairs front bedroom & downstairs living room window with insulated double-pane picture windows.
- Whole house pex piping
- Spray foam downstairs entire downstairs
- Custom double French front doors
- Programmable Keypad Locks on all entry doors
- 2 Electric Heaters in Garage
- Spray foam insulation in garage 3' - rest of garage including roof is insulated
- Epoxy garage coating
- 2 window units in garage
- Fisher & Paykel built in refrigerator
- Insulated windows
- Whole home water filter
- Custom primary closets built-in's
- All new HVAC lines 2018 + All new HVAC - Heating & Cooling
- Attic blown in conditioned insulation, roof deck is spray foam sealed AND dehumidifier
- 100% of lighting downstairs replaced in 2018 - All LED
- Completely remodeled kitchen with custom cabinets, island, built-in warming drawer
- Stainless KitchenAid appliances
- Stainless 5 burner gas stove and custom vent with pot filler
- Kohler farmhouse undermount double sink
- Oil-rubbed bronze hardware
- Undermount kitchen cabinet lighting
- Glass subway tile backsplash and granite island and counters
- Luxury vinyl flooring
- Primary suite all enclosed tub & shower area with multiple showerheads and luxury tile and custom inserts for shampoo & soap.
- Custom Primary Suite double vanity and additional storage
- Ceiling fans in all bedrooms
- Wrought-iron staircase with rich dark wooden steps and handrail
- Beautiful stone fireplace with cedar mantle
- Whole house designer inspired paint.