



HARMAN RESIDENTIAL
REALTY GROUP

10611 Lynbrook Drive, Houston, Texas 77042-1413
4 Bed | 3.5 Bath | 2 Car Detached Garage | Year Built 1968
2,658 Sq. Ft. | 9,348 Sq. Ft. Lot per Appr Dist.

Key Updates (2023)

- Full home PEX re-pipe
- New 30-year Roof
- Low-E double pane windows
- European White Oak Engineered Hardwood flooring
- Complete 5-ton HVAC system & ductwork
- Upgraded breakers in panel, copper wiring & added GFCI's to interior & exterior of home
- Pool replastered, resurfaced pool deck, inspected & serviced pump equipment
- 4-piece THOR Kitchen Appliance package
- Replaced damaged sections of driveway, formed & poured new front walkway
- Sprinkler system serviced
- Calacatta Gray quartz countertops
- Under slab plumbing replaced with PVC

Kitchen (15.8' x 12.6')

- Custom White Oak wrapped recessed vent hood
- Pot filler
- Farm-House sink
- Custom built on site soft close cabinets & drawers
- Under cabinet mounted lighting & outlets
- Zellige Perla Polished Ceramic tile backsplash

Appliances

- THOR 48" 6.8 cu. Ft. SS Double Oven Gas Range /w Griddle & 6 Burners (Model No. LRG4807U)
- THOR 36" Professional French Door Refrigerator /w Freezer Drawers (Model No. TRF3602)
- THOR 12" Microwave Drawer (Model No. TMD2401)
- THOR 24" Stainless steel tub dishwasher /w Smart Wash System (Model No. HDW2401SS)
- Garbage disposal
- 36" Recessed Vent Hood
- Wine cooler

Laundry Room (5.7' x 3.3')

- Modern double door laundry room closet design

Half Bath (6.1' x 3.2')

- Conveniently located next to laundry closet
- Updated all plumbing lines & fixtures including toilet & undermount sink
- Single sink vanity
- Exhaust fan

Dining Room (13.5' x 14.0')

- Perfectly positioned near front entrance off the kitchen & living room
- Modern sputnik chandelier
- Engineered hardwood flooring
- Recessed LED lighting

Office (11.0' x 11.0')

- Custom built-in desk complete /w floating wall shelves
- Engineered hardwood flooring
- Wall sconces & recessed LED lights

Living Room (27.2' x 20.8')

- Open layout filled /w natural light
- Vaulted ceiling complete /w White Oak beam spanning the full length of room
- Electric fireplace /w quartz surround
- Triplex 60-inch LED ceiling fan /w light

Primary Suite (15.0' x 15.2')

- Recessed tray ceiling /w LED lights & ceiling fan
- Engineered hardwood flooring

Primary Bathroom (11.6' x 15.0')

- Custom built double sink vanity & makeup vanity
- Frameless glass shower /w 12-inch wall mount rainfall shower system /w handheld spray & 6 wall mounted jets
- 59" freestanding soaking tub /w wall mounted faucet
- Private water closet
- Exhaust fan

Primary Closet (6.9' x 11')

- Spacious walk-in closet complete /w custom-built closet system design
- Engineered hardwood flooring

Second Bedroom (11.0' x 14.4')

- Reach-in closet
- Engineered hardwood flooring

In-law Suite (11.0' x 14.4')

- Reach-in closet
- Engineered hardwood flooring

In-law Suite Bathroom (5.3' x 8.2')

- Updated all plumbing lines & fixtures including toilet, bathtub & undermount sink
- Single sink vanity
- Exhaust fan

Fourth Bedroom (11.0' x 12.1')

- Reach-in closet
- Engineered hardwood flooring

Hall Bathroom (5.2' x 8.2')

- Updated all plumbing lines & fixtures including toilet, bathtub & undermount sink
- Single sink vanity
- Exhaust fan

Additional Key Features

- Spacious fully fenced backyard /w privacy fence closing in breezeway
- New garage door opener
- Custom recessed pantry /w sliding drawers for additional storage
- Gutters on front & back of home
- All soft closing cabinets & drawers throughout home
- New interior doors & hardware
- Pool replastered, resurfaced pool deck, & serviced pump equipment comes /w 6-month warranty (terms & conditions apply)
- R-30 fiberglass blown-in insulation
- Leveled all floors inside property
- 6" pine baseboard & 4" trim throughout
- 2-Car detached garage