

6230 YARWELL DRIVE

Houston TX 77096

ROOF

- Roof was brought down to the decking - decking was replaced as needed
- New synthetic roof paper throughout with water shield up 4' on all sides
- New architectural shingles

STRUCTURAL

- One new Anthony Power Beam (APB) was installed to create an open concept - inspected and approved by COH
- New joists were added to create vaulted ceilings
- Existing roof purlins were reinforced and added for structural support
- All new vinyl windows and exterior doors
- All exterior beams and posts were replaced
- Garage joists were also replaced and reinforced

HOUSE MECHANICS

- All new HVAC ducts and complete System (Trane manufacturer)
- All new electrical wiring and panel
- All new PEX plumbing, water heater, and sewer line connecting to the main.
- Also complete new gas plumbing throughout

CABINETS

- Custom White Oak Kitchen Pantry, Vent Hood, and Refrigerator Cabinets
- Custom White Oak Master Vanity
- Custom Mud Room Built-in Cabinetry
- Custom Master Closet Built In Cabinetry
- Remaining Cabinets: Solid Birch plywood pre-fab shaker cabinets in Mariner Navy and Snowbound White
- All Cabinetry includes soft close hinges and glides

FLOORS

Canyon Estate Collection - Engineered Wood Floors
Color: Oak Palomino



1 STORY

4/5 BEDROOMS

2 1/2 BATHS

2,502 SF

.2 ACRES

KW MEMORIAL
KELLERWILLIAMS REALTY



**ALEX
MCCAULEY**

Alexandra Megan Homes

831.234.4882

Alex@AMH.Studio