

**16307 Brook Forest Drive, Houston, Texas 77059**



These improvements not only enhance the functionality and comfort of the home but also elevate its aesthetic appeal and overall value. The sellers have poured their love into updating this home. They have enjoyed living here and are seeking great buyers that would enjoy it as much as they have. Home is zoned to Clear Creek schools, offers LOWs HOA fees and LOW tax rates. The area is highly sought-after, offering proximity to a 2.5-mile trail bordered by beautiful trees, bayous, bridges, and parks. Embrace the opportunity to call this stunning residence your own—your future happiness awaits!

- 1982 Year Built
- 9,982 Lot Size with an amazing pool in the backyard
- Low HOA annual fee
- Low Tax Rates
- 4 Bedrooms (all spacious & upstairs including game room)
- 2.5 Baths
- 2,754 Living Sq/Ft

## ***Celebrating Home Improvements: Enhancements Post-Purchase***

Enhanced the downstairs with sleek Vinyl Plank flooring:

- Provides a modern and durable flooring solution.
- Enhances the visual appeal of the downstairs area.

Revitalized the aesthetic by resurfacing, sanding, and painting all wood paneling and cabinets in the kitchen, laundry room, living room, and bedrooms:

- Restores and modernizes the appearance of wood paneling and cabinets.
- Creates a cohesive and refreshed look throughout the home.

Modernized the hardware throughout the home, including stylish black doorknobs, handles, and hinges:

- Adds a contemporary and cohesive touch to the home's design.
- Provides functional and stylish hardware updates.

Installed new blinds in every room for added privacy and ambiance:

- Offers privacy control and light filtration.
- Enhances the overall ambiance and aesthetic of each room.

Upgraded the home's airflow with three new ceiling fans:

- Improves air circulation and comfort in the home.
- Adds a stylish and functional element to each room.

Replaced the main pool pump in 2021 for optimal functionality:

- Ensures efficient and reliable operation of the pool.
- Maintains optimal water circulation and cleanliness.

Transformed the outdoor space with new landscaping and a stunning stone fireplace, complete with a propane tank:

- Creates a beautiful and inviting outdoor living area.
- Provides a focal point for outdoor gatherings and entertainment.

In the kitchen:

- Installed a sleek Stainless Steel farm sink with convenient inserts like a cutting board and vegetable/drying rack.
- Replaced tile countertops with elegant quartz.
- Upgraded to an electric cooktop for efficient cooking.
- Added a touchless faucet for modern convenience.
- Incorporated a microwave for added functionality.
- Included a wine fridge (negotiable) for wine enthusiasts.
- Enhanced the ambiance with new light fixtures in the kitchen and breakfast nook.

In the half bath:

- Installed a luxurious stone spa sink, faucet, mirror, and light fixture.

In the office space:

- Added a stylish new light fixture for a refined workspace.

Throughout the home:

- Updated all outlets and switches to sleek black for a cohesive look.

In the Wet Bar:

- Installed a new sink, faucet, mirror, and light fixture for added elegance.

In the primary bedroom:

- Upgraded the sink's faucet and added a luxurious rain shower head for a spa-like experience.

Upstairs bath:

- Replaced the shower head and spout with modern fixtures for a refreshed look.

Home details and school information should be verified independently. Neither the seller nor the agents provide any guarantees or warranties regarding this information.