

## Home Notes:

New Open Concept, architect completely reconfigured home from the studs for maximal efficiency. Every square foot of the house has been thoughtfully designed to fit design and convenience. All fully permitted with city of Houston!

HIGH END LUXURY BOSCH APPLIANCE PACKAGE, will not find this quality at this price point.

Bosch 36 inch 6 burner stove

Bosch Dishwasher

Bosch Drawer microwave

Huge nine foot kitchen island, great for entertaining, with extra storage!

Separate wine bar and wine fridge area

New Electrical wiring throughout the entire house

New PVC pipes for septic system in majority of the interior home

New PEX piping

New Gas Piping

New Black Gutters

New Driveway and entryway

Washer/Dryer hookup moved to INSIDE the house

New HIGH END Hardwood flooring - Prescott White Oak - wire brushed

New Low Voltage Home internet/cable, home has been wired with Cat 5, and a media housing unit added (tuck away the modem and WiFi unit in the closet!)

3rd FULL Bathroom added

4th Bedroom/Office added with closet and en-suite full bath. Making it a great space for guests or elderly family.

Crown molding throughout main living areas

5inch base boards throughout the home

Ring doorbell

Energy efficiency features:

New Black. High Efficiency Low - E Double Pane windows throughout the house

Nest thermostat

New Exterior Doors

New Interior Doors  
New Trane Furnace 2023  
AC Goodman 2021  
New AC Ducts throughout the entire house 2023  
New Tankless water heater 2024

You will not find another home in this neighborhood that has added such high end finishes, design and value into the space.