

Upgrades

LIST

19226 Autumn Briar Ln., Tomball, TX 77377

Outside:

Landscape architect complete custom designed yard front and back along with super high end materials to include flower beds / plants / trees / hardscape / water fountains / proper lighting everywhere on a timer w: transformer / soffit lighting (down lighting) / front and back porch lighting / fire pit w: proper gas line / outdoor kitchen w: proper gas line (fire magic grill) / garden areas / irrigation / French drains / whole house gutters tied into French drains / electrical outlets incorporated in back yard, garden area for smoker grill, and in soffits.....so this is the infrastructure piece of the outdoor areas, from there we added: custom built oversized kitchen island under the covered back porch (granite top / travertine surround barn-wood doors) / wood ceiling w: speakers and TV in covered porch area / drop shade and curtain to contain area as an outdoor room when desired / mosquito misting system / hot tub / new western red cedar fence and gates @ max allowable height, which is 6'6", in back yard & side yard & extended garden area.

Garage: New high end insulated garage door w: soft close function / new heavy duty spring / new belt driven garage door opener w; cameras / new silicon rollers for garage door track / the quietest garage door you have ever heard.....entire garage has high quality fresh paint on walls and ceiling.

Energy efficiency:

- ~ Solar shades on windows
- ~ Solar fans installed in roof line
- ~ Ridge vent roof w: upgraded shingles
- ~ Upgraded Trane HVAC system (complete system upgrade, after weeks of testing for efficiency balance of air temp / air flow / humidity percentages, the lab determined it was best to upgrade from original builder grade 3 ton unit to top of the line 3.5 ton unit, so we did and added all the upgraded electrical work that needed to be done, which was a lot, to support larger upgraded complete system....then as an icing on the cake, we added a PROVEN UV air sanitizer unit to the HVAC system itself that removes odors, kills germs and viruses
- ~ All appliances are upgraded and energy efficient rated along with new top of the line water heater and top of the line whole house water softener system also energy efficient rated.

Inside:

- ~ 10' ceilings throughout entire home
- ***Entire home has been remodeled with super high end materials throughout...The only thing left original in the home are the cabinets and the windows.
- ~ Flooring: Not 1 stitch of carpet in the entire house including closets, meaning 100% hard surface floors made up of super high end hand scraped wood & super high end porcelain tile w: custom rug pattern designs incorporated in the tile work in strategic areas of the home.
- ~ Window coverings are shutters throughout entire home
- ~ Crown molding in master bed and formal dining, then we added 350 linear feet of additional crown molding to tie it all in.
- ~ Chair rail in formal dining
- ~ Chair rail in master bedroom
- ~ Kitchen remodel: custom travertine back splash / corian countertops b/c they are super hard, non porous, most antibacterial material / crushed granite huge single basin sink / high end faucet / high end stainless steel commercial grade, chef inspired, professional appliances / custom cedar shelving in eating area.
- ~ Bathroom remodels: Custom shower in both bathrooms with high end custom tile work / drain jackhammered up and moved to center of shower (which is the right way to do it) / both have frame-less glass enclosures for showers / level 5 granite countertops in both / high end faucets & fixtures in both / custom high end tile flooring w/ rug pattern in master / along w: oversized jacuzzi tub in master / high end tall toilets in both
- ~ Every square inch of home has been professionally painted with the high end, most durable long lasting paint (walls / ceilings / base boards / window seals / doors / closets / trim / moldings / etc)
- ~ Boston acoustic speakers in ceiling throughout the entire home
- ~ Added cabinets in the laundry room that match the kitchen
- ~ Added lots of canned lights and upgraded all builder grade lighting in entire house to high end chandeliers in dining and extended entry and upgraded bathroom vanity lights in both bathrooms
- ~ High end hardware throughout the entire house