

***UPGRADES & FEATURES***  
***15119 Lantern Creek Dr – Houston, TX 77068***

- Custom Beveled Glass Front Entry Door with Sidelights
- Sculpted, Painted front Sidewalk and Patio/Pool Deck.
- Hardwood Floors – Living Room, Formal Dining Room, Primary Bedroom, Stairs
- Slate Entry, Kitchen, Half Bath and Laundry Room
- Custom Glass Art Fixture in Entry (not electrical) created by Local Artist
- Recessed Lighting in Entry Shines Beautifully Off of the Art Fixture
- Gas Fireplace in Living Room
- Crown Molding
- Open Floor Plan
- Four upgraded ceiling fans in Gameroom, Primary Bedroom & Bath, Upstairs Bedroom
- New Carpet & Upgraded Pad Upstairs
- Hall Closet With Cedar Trim
- Double Paned Windows – 3 Sides of Home Upstairs (a few down too)
- Updated Kitchen
  - Granite Counters
  - Updated Black Appliances – including Oven, Dishwasher & Microwave, Refrigerator
  - Counter Seating
  - Large Sink
  - Slate Tile Flooring
- Updated Primary Bath
  - Granite Counters
  - Upgraded Lighting
  - Double Sinks
  - Oversized Jetted Tub
  - Separate Enlarged Shower w/Seamless Glass Door
  - Walk In Closet w/Cedar Trim and Window Seat
- Updated Secondary Baths
  - Updated Lighting
  - Tile Flooring
- Upgraded HVACs X2
- Blown Insulation recently added (2024)

- Tankless Water Heater
- Whole House Water Softener System
- Sprinkler System – Front & Back
- Pool/Spa with New Filter
- Water Garden with Biologic Filter and Waterfall
- Covered Back Patio
- Updated Fencing in Back Yard
- House is 3 Sides Has Brick – Even 2<sup>nd</sup> Floor/All The Way Up
- Three-Car Garage with Workbench and Peg Board - Oversized
- Partially Finished Garage Apartment – includes Window HVAC Unit & Plumbing Access/Sewer Access – Needs Finishing Touches – Adds Approximately 600 sq ft.
- Mature Fig Tree in Back Garden
- Charter College Preparatory School for Science and Technology is within easy walking distance and Northgate Country Club (golf, tennis, swimming) is located nearby.
- Northland Christian Private School – All Grades and Very Highly Rated

OPTIONAL:

- Solar Panels Installed 2023 – Option For Buyers to Assume Contract