



THANK YOU FOR YOUR INTEREST
19834 Emerald Springs Drive-Houston, TX 77094

SPECIAL FEATURES & UPGRADES OF HOME (per Seller):

- Updated Kitchen to include stainless steel appliances, custom cabinets with gold-tone hardware, undermount cabinet lighting, new kitchen light fixtures, granite counter and backsplash, additional pantry shelving
- New wood laminate flooring downstairs in all rooms except Primary Bathroom
- New double-pane gridless windows (43) throughout entire home
- Updated laundry room flooring and custom cabinets
- Designer inspired paint throughout entire home
- New A/C ceiling vents/ grills in all rooms of home
- Updated stairway with laminate wood floors
- New smart pool circulation pump (Phone App) and waterfall circulation pump
- Replaced Hayward salt cell controller and salt cell
- Replaced DE pool filter and pool water heater
- *NEST* thermostats (2)
- Upgraded most light switches, receptacles, and face plates throughout home
- New fence
- Updated downstairs ½ bath with new toilet, paint, sink, and mirror
- New entry light fixture & dining room fixture, new ceiling fan in front living room
- Relevelled yard for improved irrigation
- Improved landscape
- New outdoor pergola
- Custom drawers and shelving in Primary Bedroom of both closets
- New hardware in secondary bathrooms
- Outdoor speakers and TV mount
- ASG security system
- 1 of 2 water heaters replaced
- Pressure washed exterior horizontal surfaces