

# 10215 Pine Forest Road

Houston, TX 77042



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GROUP

## ABOUT THE PROPERTY:

Welcome to 10215 Pine Forest Rd, a spacious & tastefully remodeled home in highly sought after, Briargrove Park! Admire the idyllic curb appeal & enter the home to be greeted by the formal dining room & a sophisticated home office (originally a 4th bedroom & can easily be converted back). The open living area features high ceilings & elegant French doors, creating an airy ambiance in this inviting space. The living space seamlessly flows into the beautifully designed custom kitchen, boasting Taj Mahal Quartzite countertops, SS appliances, an expansive island, & stylish finishes. The luxurious wine room with a custom-built bar, 151 bottle Avallon wine fridge, & cozy sitting area is the perfect place to entertain or unwind. With French doors to the patio, a pitched ceiling, & marble finished en-suite, the primary suite offers a serene retreat. Outside, the luscious landscaping, tranquil pool/spa, & mature trees create a picturesque setting for backyard recreation & relaxation.

## SELLER UPDATES & FEATURES:

- Whole home re-wired (2018)
- New breaker box (2018)
- All new duct work (2018)
- Added recessed lighting throughout (2018)
- Designer hardware throughout (2018)
- Crown molding throughout (2018)
- Full kitchen remodel (2018)
- Guest bathroom remodel (2018)
- Powder bathroom remodel (2018)
- Laundry room remodel (2018)
- Home office/study remodel (2018)
- Wine room remodel (2018)
- All new doors (2018)
- Raised headers & ceiling in family room (2018)
- Added gas lanterns at front entry (2018)
- All new windows on East, South, & West sides of home (2018)
- Resurfaced pool & spa/hot tub (2017)
- Partial roof replacement (2023)
- Pre-wired for whole home A/V system & surround sound
- PEX / PVC plumbing
- 6-Zone sprinkler system

### WINE ROOM:

- Custom cabinetry & bar
- Nacarado Polished Quartzite countertop & backsplash
- Hardwood flooring
- 151 bottle Avallon wine fridge

### POWDER BATHROOM:

- Taj Mahal Leathered Quartzite vanity
- Designer wallpaper
- Polished Chrome faucet
- Designer sconces

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## CONTINUED:

### KITCHEN:

- Taj Mahal Leathered Quartzite countertops
- Maiolica Cracked Biscuit Ceramic tile backsplash
- Soft close custom cabinetry
- Under cabinet lighting
- New windows (2018)
- Pots/Pan drawers
- Hardwood flooring
- Added walk-in pantry
- Dacor 5 burner gas range
- Kitchen Aid double oven
- Kitchen Aid refrigerator
- Scotsman Ice Maker
- Stainless Steel double bowl sink
- Polished Chrome pull down sink faucet
- New garbage disposal (2018)

### FAMILY ROOM:

- Hardwood flooring
- Open to kitchen
- New windows & French doors (2018)
- Custom built-in entertainment center
- Brick gas log fireplace bound by antique reclaimed bookcases
- Bumped out/enclosed original sunroom to extend family room
- Raised headers & ceiling (2018)
- Crown molding
- Recessed lighting

### OFFICE/STUDY:

- Custom built-ins & desk/work station
- Nacarado Polished Quartzite countertop
- Hardwood flooring
- Designer wallpaper
- Recessed lighting
- Designer sconces

### PRIMARY SUITE:

- Hardwood flooring
- Pitched ceiling – Bedroom
- New French doors to backyard & covered patio – Bedroom
- Carrara Marble vanity with dual sinks – Bathroom
- Designer sconces – Bathroom
- His & Hers closets
- Glass enclosed full Carrara Marble tile shower – Bathroom

### GUEST BATHROOM:

- Honed Carrara Marble vanity
- Honed Statuario Porcelain tile flooring
- New toilet (2018)
- New soaking tub/shower (2018)
- Honed Statuario Porcelain tile glass-enclosed tub/shower with Mosaic Honed Carrara Porcelain tile accents
- New window (2018)
- Custom cabinetry & built-in storage



# UPDATES LIST

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## Age of A/C:

11 Years (2013)

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## Age of Roof:

Approx. 16 Years (2008) - \*Had section of roof on West side of home redone in November 2023\*

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## Age of Furnace:

11 Years (2013)

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## Age of Water Heater:

11 Years (2013 - Tankless)

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## Type(s) of Plumbing Under Slab:

PVC (Replaced by Herdon Muncey in 2010 - Inspected in 2018 by Vortex Plumbing)

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## Type(s) of Plumbing for Supply Lines:

PEX (Replaced by Herdon Muncey in 2010 - Inspected in 2018 by Vortex Plumbing)

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## Washer/Dryer Hook Up(s): *(Gas and/or Electric)*

Gas

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