



1359 Beaujolais Lane, Houston, Tx 77077
Upgrades and Improvements

- ❖ Roof (2022)
- ❖ Insulated Attic (2023)
- ❖ Plantation Shutters (2023)
- ❖ Double pane Windows with low E gas with wood casings, sills & trim.
- ❖ (2) HVAC systems
- ❖ 50-gallon gas water heater
- ❖ Coleman Furnace (2020)
- ❖ Engineered hardwood floating floors & Porcelain tile throughout
- ❖ Kitchen updates include 5 burner gas stove & slow close cabinets, instant hot & water dispenser
- ❖ Deco electric outlets and with several Maestro dimmable switches
- ❖ GarageTrac garage flooring system w/ storage room and floored attic space
- ❖ Irrigation System
- ❖ 2 Primary Bedrooms and Bathrooms
 - Primary Bathroom #1 has a large frameless shower, large sauna, and double vanities
 - Primary Bathroom # 2 has a cast iron tub/shower and access for guests to use
 - All bathrooms have illuminated & heated toilet seats
- ❖ Additional Bonus Room (2nd living space) with a sink & cabinets
 - Total living space 2930 sq.ft
 - 1 enclosed atrium (12x14) with covered area & shade screen
 - 1 open atrium with artificial turf & underground drainage

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