

# *Upgrades and Special Features*

## *15619 TC Jester, Houston, TX 77068*

- \* One-story home with 2,435 square ft of living space
- \* Large 10,906 square ft lot
- \* New Timberline Grey 30-year Roof – 2024
- \* Leafguard gutters
- \* Generac whole house generator - 2022
- \* New Luxury Vinyl Plank flooring in kitchen, breakfast room, foyer and family room – 2024
- \* 4 Anderson double pane windows on front of house - 2022
- \* American Standard Platinum 20 high-end top of the line A/C – 2014
- \* Crown molding throughout the house
- \* Kitchen - granite counter tops, solid wood cabinets, undercounter lights, Kitchen Aide stainless appliances (including the refrigerator, convection wall oven & convection microwave, gas cooktop with retractable pop-up downdraft ventilation, & dishwasher), Moen kitchen faucet, and Amway below counter eSpring Water Purifier
- \* Bottom kitchen cabinets freshly painted - 2024
- \* 2 kitchen pantries
- \* Chandeliers in breakfast room & kitchen
- \* All bathrooms - natural stone travertine counter tops, decorative sinks, Delta faucets & Delta showerheads
- \* Newly painted vanity cabinets in primary bathroom – 2024
- \* New ceiling fan in primary bedroom and middle bedroom - 2024
- \* Drake Toto toilet in powder bathroom
- \* His & Hers separate primary closets with custom built-ins
- \* Large 5'7" x 5'4" hallway closet plus foyer coat closet
- \* Front bedroom has expansive 9-ft wide closet
- \* Large 11' x 6' laundry room
- \* Rinnai tankless water heater
- \* Whole house carbon water filtration system and water softener – 2021

- \* Back door has a Smart Lock (can be controlled by an app)
- \* 2 back doors for easy access to backyard through family room and laundry room
- \* 22 ft covered backyard patio
- \* Outdoor Lighting over garage door, breezeway, backyard and front yard
- \* Rain Bird sprinkler system in front and backyard
- \* ADT Outdoor cameras at front doorbell & over garage door
- \* ADT alarm
- \* Never flooded

All details to be independently verified