

# Home Information & Upgrades: 2000 Bauer Drive, Houston, TX 77080

## OVERVIEW

- Unique Complete Custom Remodel
- 5 bedrooms/3.5 bath/600 SF pool house/flex room/family/wine room/formal dining/1000 SF oversized 3-car garage
- Primary up with 2 walk-in closets
- Large guest bedrooms with walk-in closets
- Laundry room accommodates 2 full-size stackable W/D with brick-lined storage closet

## KITCHEN

- Complete Gourmet Kitchen remodel
  - 36" Thermador gas cooktop with griddle
  - LG Double Ovens
  - Walk-in pantry
  - Custom Honduran Mahogany Cabinets with extensive storage and pullouts throughout
  - Touch and voice activated sink faucet
  - Walk-in Pantry
  - New granite countertops with 3" lip edge
  - Wine room with new custom cabinetry, sink, refrigeration and ice maker space

## PRIMARY SUITE

- Primary suite features raised ceilings and custom bed shelf with lighting
- Double sink vanity with makeup knee space
- New decorative sconces
- Custom primary shower featuring rain head, handheld, 4 body sprayers, and granite bench
- Bonus flex room off primary for sitting or office
- 2 walk-in closets feature drawers, extensive shelving, double hanging & long hanging, and space for cold plunge or IR sauna

## DOWNSTAIRS

- 3 bedrooms – 2 large walk-in closets
- AV/internet router/security closet with dedicated air duct for proper cooling
- Large Dining room easily accommodating a table that seats 12
- Living room wired for 5.1 surround
- New custom tile and hardwood flooring

## OUTDOOR LIVING / BACKYARD

- Very large backyard with large green space, pool, tanning deck, pickleball court, and separate pool house and room to boot

- Covered Porch with Custom Outdoor Kitchen
- New Outdoor kitchen features:
  - Bruck construction with granite countertops
  - 30" EVO Grill
  - Space for Big Green Egg Large
  - New 33" large sink and touch faucet
- Outdoor fire pit area with string lighting
- Retractable TV mount on porch for 70" Flat Screen TV
- 2-45,000 CFM ceiling fans with variable speed controller
- Professionally striped pickleball court
- Completely fenced

### **OVERSIZED 3-CAR DETACHED GARAGE**

- 1000 SF oversized garage
  - Two 8' height doors – 18' and 10' wide
  - Raised ceiling with additional power circuit for future car lift
  - New WiFi controlled openers
  - Wired for EV charger
  - Power in garage for air compressor
  - Large Storage closet, open shelves, and slat board
  - Large enough to park an F250 and two suburbans comfortably
  - Connected to house via breezeway
  - New driveway

### **HVAC**

- 3 HVAC units and zones: 1) 2<sup>nd</sup> floor rooms, 2) Downstairs, and 3) Downstairs bedroom wing
- Honeywell Home Wifi thermostats

### **Plumbing**

- Tankless Water Heater
- Whole House Water filtration system
- Upgraded gas meter for pool heater

### **Electrical**

- New Decora style switches and new outlets throughout
- Pool house Service Panel features transfer switch for portable generator
- Whole House Surge Protector
- All rooms feature recess can lights and fan circuits
- All bedrooms have power outlet and Cat5 for wall-mounted televisions
- Undermount lighting in kitchen

### **ADDITIONAL FEATURES**

- Steel front door
- New 5-panel shaker interior doors

- Custom window blinds
- Complete Stucco maintenance by ICE Stucco prior to paint; Sherwin William Elastomeric Stucco Paint
- Sherwin Williams Emerald Interior Paint
- New Top Knobs and Amerock cabinet hardware throughout
- New tile throughout first floor, new wood floors upstairs
- Tile in wet areas (laundry, bathrooms)
- Tiled back porch
- Low E Windows throughout
- 6" seamless gutters
- New outdoor lighting and sconces on timers
- Automatic sprinkler system
- Extensive new landscaping and black star gravel installation
- Whole house water filtration system
- House, garage, and pool house feature electronic WiFi controlled combination dead bolt locks

#### **AUDIO/VIDEO/SECURITY/INTERNET**

- Cat 6 wires in every bedroom, family room, pool house, upstairs bedrooms
- Dual Cat6 wiring to family room
- New Ring Doorbell Alarm and camera monitoring system
- Family Room - 5.1 surround
- In-ceiling room speakers in wine room, living room, dining room, porch, and backyard wired to central AV closet
- All AV/internet router homerun wires pulled to a central closet location in the utility featuring a dedicated air duct for proper cooling