

# Home Features

19827 Timberwind Lane, Houston, TX 77094

## General Overview

- Fully custom home by Regional Builders, architect Newell Cheatham
- Completed in October 1989
- Zoned to highly rated Katy ISD schools

## Extensive Renovations & Upgrades

Interior Remodels with Granite & High-End Finishes:

- Jack & Jill Bath (Upstairs): Walk-in shower (2021)
- Upstairs Guest Bath: Walk-in shower (2021)
- Kitchen, Powder Room, Utility Room: Granite counters & appliances (2018)
- Wine/Coffee Bar: Granite (2018)
- Library: Granite (2012)
- Upstairs Wet Bar: Granite, refrigerator (2021)
- Primary Closet: Renovated (2021)
- Primary Bathroom: Fully rebuilt (2010 & 2021)

## Structural & Systems

- Roof: CertainTeed "Lifetime" composite shingles (2018)
- Windows: Energy-efficient World Windows (2010 & 2022)
- Plumbing: Whole house upgraded to UPONOR PEX A (2021)
- Water Heater: Navien tankless with recirculation pump (2023)

## **Interior Details**

- Sunburst Shutters: Installed front exterior windows, primary bed & bath (2020, 2022)
- Staircase: Circular with new ¾" oak treads
- New Carpet (2021): Primary bedroom, guest rooms, media room, back stairs
- Paint: Entire interior repainted with Sherwin-Williams Emerald line (2021)

## **HVAC – 3 Zoned Units for Energy Efficiency**

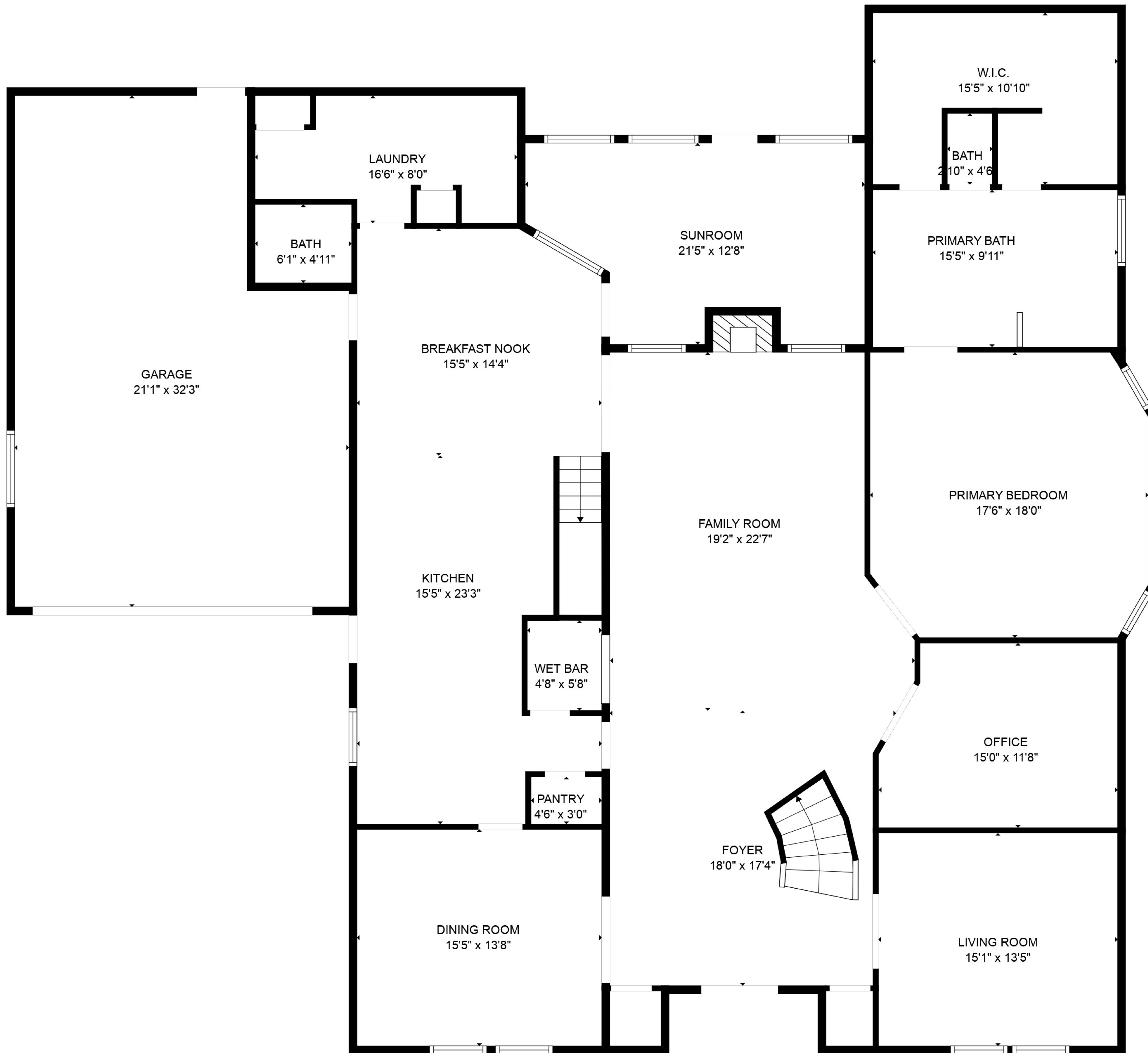
- Primary Suite Zone: Trane XR with new evaporator coil, 14.5 SEER (2020)
- Upstairs Zone: 3-ton American Standard, 15 SEER, new coil (2015), blower (2016)
- Kitchen Zone: 3-ton American Standard, 15 SEER (2006)
- Furnaces: All 3 replaced in 2006 with 25-year warranties
- Ductwork: Revamped in 2006
- Attic Door Insulation Blanket: Added in 2006

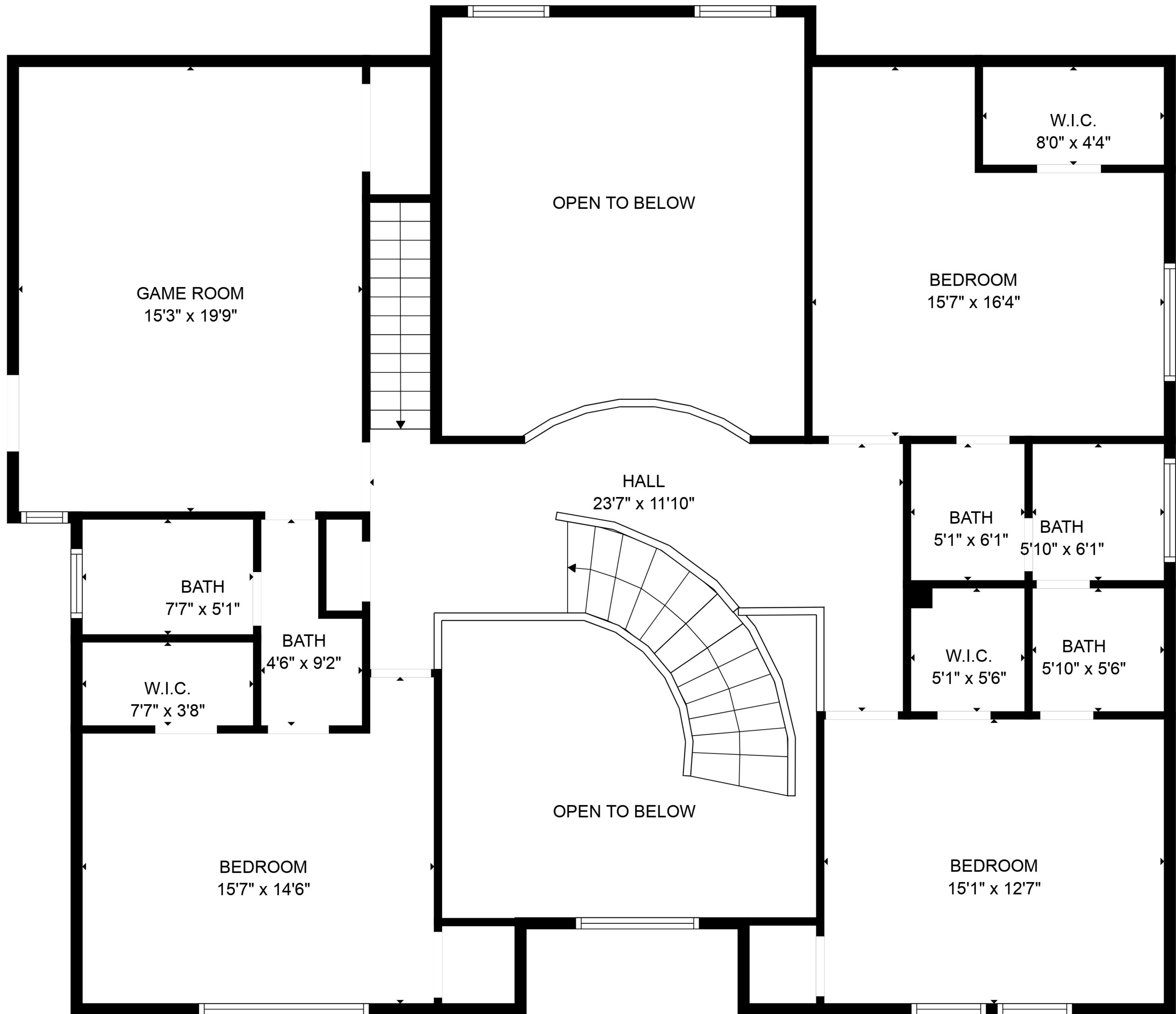
## **Kitchen Appliances**

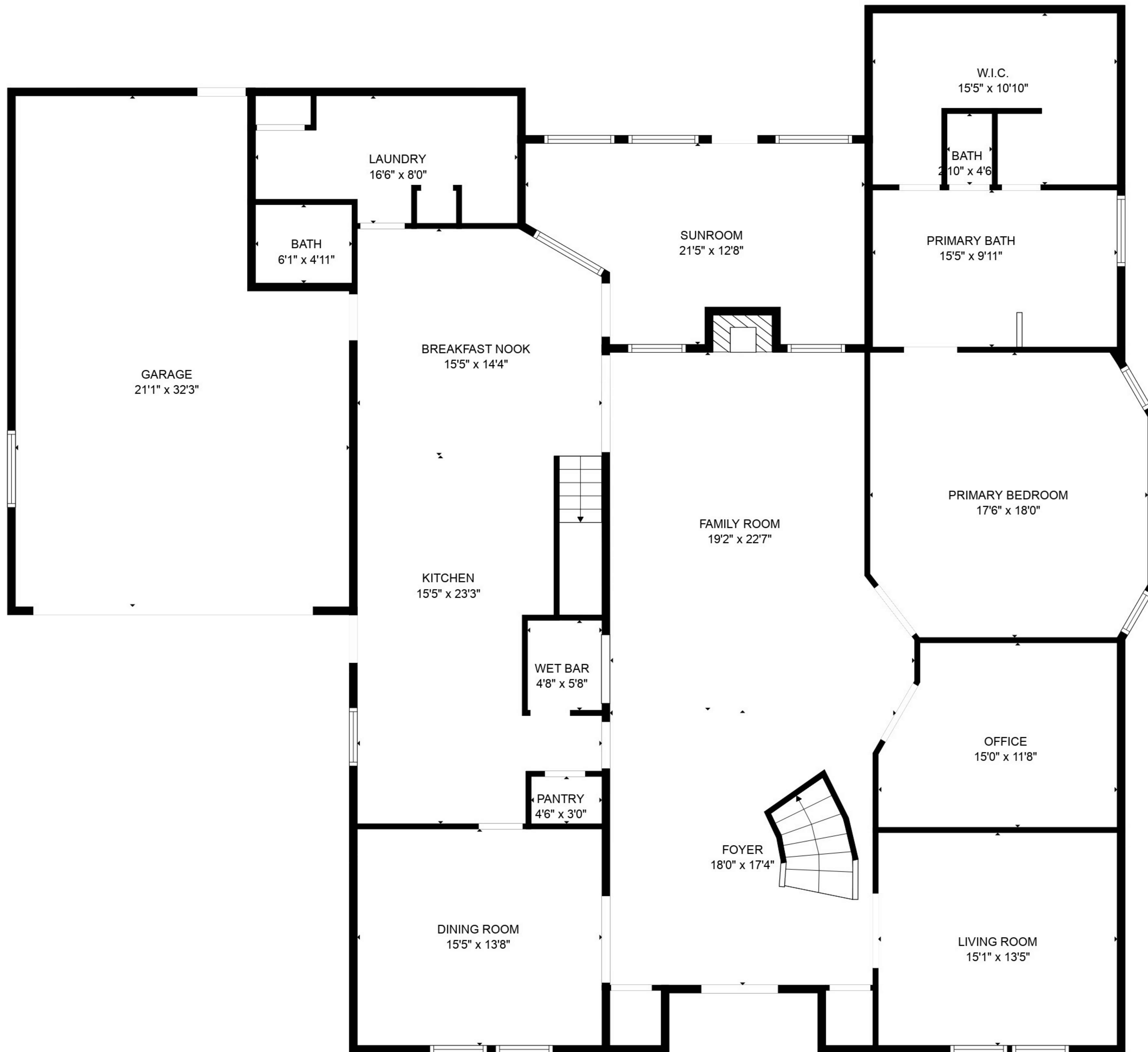
- KitchenAid Double Convection Ovens: (2021)
- KitchenAid Microwave: (2021)
- KitchenAid Dishwasher: (2015)
- KitchenAid Refrigerator: (2020)
- GE Profile Induction Cooktop & Downdraft Vent: (2012)
- KitchenAid Trash Compactor: (2005)
- KitchenAid Ice Maker (Wet Bar): (2014)
- EdgeStar Wine Cooler: (2018)

**To view the walkthrough video of  
19827 Timberwind Lane, Houston, TX 77094,  
scan the QR code below:**

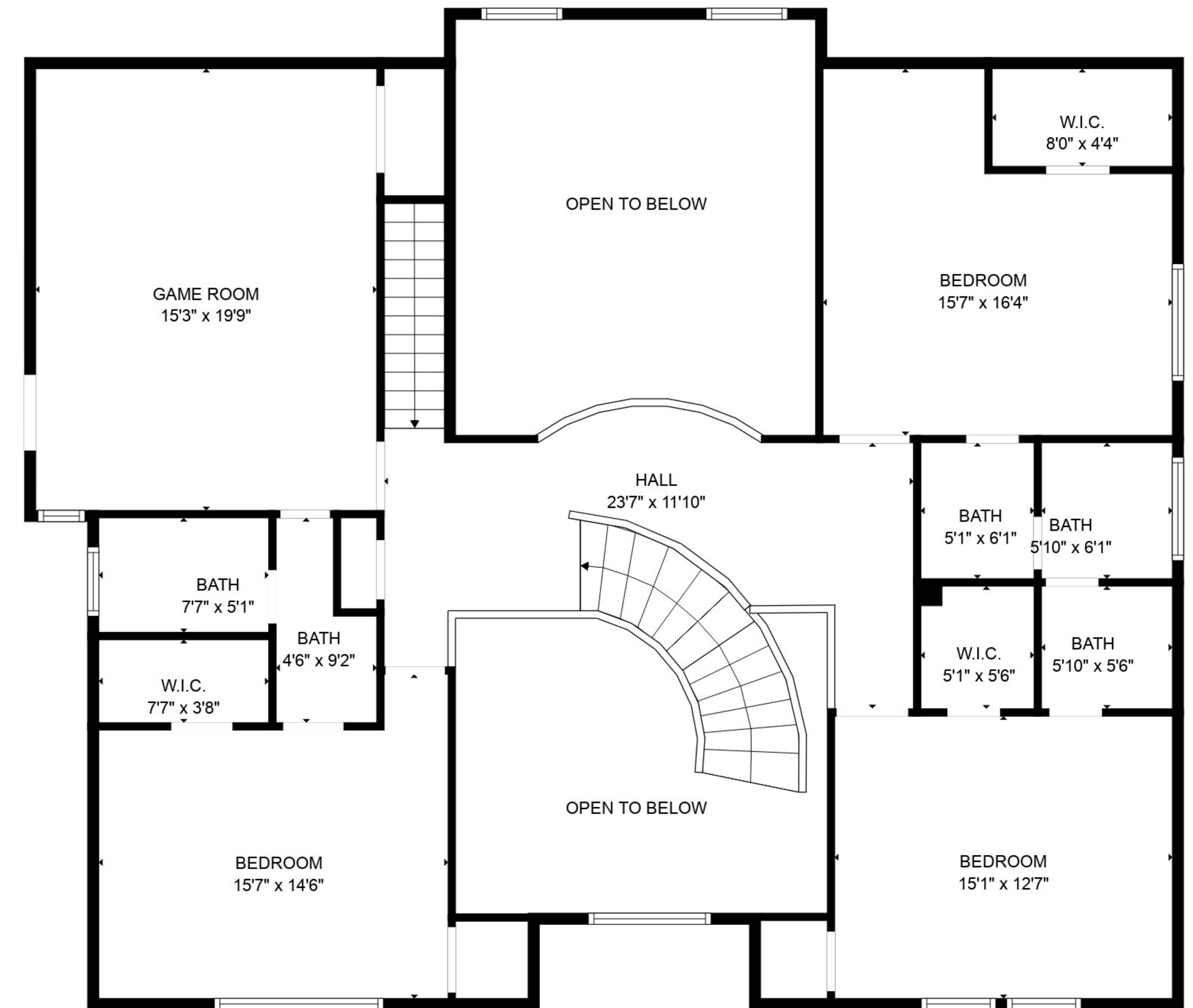








FLOOR 1



FLOOR 2