

## UPGRADES AND FEATURES

- Updated cabinetry in kitchen and all bathrooms.
- New quartz countertops in kitchen and all bathrooms.
- Polished black marble island in kitchen.
- Large stainless-steel sink in kitchen with all s/s appliances.
- Beautiful tile backsplash in in kitchen.
- Continuous tile flooring in all living areas and primary bedroom.
- New carpet in secondary bedrooms (2023).
- Gas water heater.
- Gas starter in fireplace.
- Two car detached garage with extra storage and work bench.
- Gated driveway for added security and privacy.
- In-home large laundry room with cabinets.
- Large two door walk-in closet in primary bedroom.
- Shower in the primary bath.
- Ceiling fans throughout the home.
- Two newly remodeled full bathrooms in home.
- Repiped with PEX (2020).
- Rewired copper for garage, utility and kitchen (2020).
- Recent double-paned low e windows with warranty (2024).
- Blinds on every window.
- Mature oak trees in front yard and one in backyard.
- Private fenced backyard with a gate to the easement.
- Recent roof (2020).
- Recent Fence (2020).
- New gutters and Leaf Filter (2023)
- Blown-in insulation added to attic 2023.

*1050 Cottage Oak Lane, Houston, Texas*

*Centrally Located, Move-In Ready*