

**1441 Freedonia Drive
Houston Texas 77055
Yupon Estates**

General Description:

Originally built in 1950 and taken to the studs 2025
Builder - Brittex
Home - 2,500 sqft per Builder
Lot - 11,880 sqft per Appraisal District
3 Bedrooms/3 Full Bathrooms
2 Car Garage with storage, work area and epoxy flooring
1 Story home
Sought-after Spring Branch location
Additional foundation and square footage was added
All new electrical
All new PEX plumbing and PVC drainage
Tankless water heater
New roof with radiant barrier
High efficiency HVAC system with multiple zones and thermostats
All custom job-built cabinetry throughout the home with soft close features
Engineered brushed white oak wide plank wood flooring
Gutters are tied into the drainage system
Soffit and back patio upper outlets for Christmas lights or cameras
Vinyl framed, low E2 double pane windows
CAT - 5 media outlets in the bedrooms and living area
Kohler plumbing fixtures
LED lighting
Fiberglass and blown insulation

Exterior:

Brick front façade with cement composite siding on the back
Double wide and extra long driveway
Tiled front covered porch with stained ceiling detail and soffit outlet
New cedar wooden fence with capped pickets
Matching carriage lighting
Cedar shutters
Grand mature oak tree
Standing seam porch roof
Black vinyl exterior trimmed windows
10 Zone sprinkler system

Back Covered Patio (27 x 16):

Tiled flooring
Paneled ceiling with LED lighting and ceiling fan
Outdoor kitchen with plumbed natural gas (Buyer to provide grill or smoker)
Outdoor sink, stainless Vevor drawers, cabinets and trash can pull out
Brick encased column details
Gutters tied into drainage
Soffit outlets
Double French doors
Two side gates

Mud Rack:

Shoe drawers
Utility hooks
Charging outlet
Upper shelves for baskets



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Living Area (21 x 17):

Open floor plan for flexible furniture options
Crown molding
Recessed led lighting
Ceiling fan in living area
Two media conduit for flat screen TV options
Front door with matching mullions
Barn door to bedrooms
Engineered brushed white oak wide plank wood flooring

Breakfast Area/Informal Dining Area (24 x 14):

Open floor plan for flexible furniture options
Sweeping backyard views
LED lighting
Chandelier
Custom job built beverage station with wine slots and upper glass fronts
Double French doors to the covered outdoor patio
Engineered brushed white oak wide plank wood flooring

Utility Room (12 x 8):

Undermount stainless steel sink with Kohler plumbing fixtures
Quartz countertop
Under storage deep soft close drawer and cabinets
Upper cabinet storage
Hanging rod
Open front shelving for easy access
Electric and gas dryer connections
Encased refrigerator cabinet with water line
Floor to ceiling utility cabinet with adjustable shelving
Utility cabinet has an interior outlet for vacuum cleaner charging

Kitchen (16 x 14):

Recessed LED lighting
Pendant lights over the island
Custom job-built cabinetry with soft close features to the ceiling
Pull out double trash can bin
Under cabinet outlets and lighting
Upper cabinets with glass fronts and LED lighting
Side cabinet cookbook or display storage
Stained eat-in island with front cabinet storage
Island has electrical outlet
Quartz countertops and backsplash
Stainless steel undermount sink with Kohler plumbing fixture
Drawer with interior outlet for additional charging options
Pot drawers
Pot filler
Custom encased vent hood
Frigidaire Gallery dual fuel range with air fry, convection and steam
Frigidaire gallery 36" gas range with 6 burners
Frigidaire Gallery microwave located in island
Frigidaire Gallery dishwasher
Frigidaire Gallery French door counter depth refrigerator
Encased refrigerator cabinet with additional side storage

Scullery (8 x 6):

Butcher block countertop
Open upper cabinetry
Pull out shallow drawers
Beverage refrigerator nook
Multiple appliance outlets
Engineered brushed white oak wide plank wood flooring



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Primary Bedroom (21 x 18):

8 foot doors
Recessed LED lighting
Ceiling fan
Media outlet
Separate HVAC zone and thermostat
Crown molding

Primary Bathroom (14 x 13):

Recessed LED lighting
Sconce lighting
Herringbone marble tile detail
Dual vanities with under cabinet storage
Quartz countertops
Widespread Kohler plumbing
Deep drawers one with an interior outlet
Shower with basketweave tile flooring details
Marble tile to the ceiling with matching bench
Extra long freestanding bathtub with wall plumbing
Separate water closet with sliding door and upper cabinet storage

Primary Closet (14 x 7):

Adjustable rods and shelving
Upper pull down rods
Upper cabinetry
Open shelving options
Display area
Drawer storage
Double door entry

Bedroom 2 (14 x 11):

Recessed LED lighting
Ceiling fan
Media outlet
Double door closet entry
Engineered brushed white oak wide plank wood flooring

Full Bathroom 2 (8 x 8):

Bath tub with tile to the ceiling
Extended vanity with under cabinet storage
Taj Mahal quartzite countertops
Backlit mirror with defogging option
Additional cabinet storage option in the hall
Hall closet



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Bedroom 3 (16 x 15):

Double closets with double door entry and additional shelving options

Recessed LED lighting

Ceiling fan

Media outlet

Engineered brushed white oak wide plank wood flooring

Full Bathroom 3 (11 x 5):

Shower with tile to the ceiling

Shower bench

Extended vanity with under cabinet storage

Taj Mahal quartzite countertops

Backlit mirror with defogging option