



1318 North Gabriel River Circle

COMPASS

KEY FEATURES

Roof (2023)
ACs (2017 and 2020)
Furnaces (2019)
Hot water heater (2016)
Refrigerator (2020)
Heated pool with spa
Pool replastered (2019)
Pool pumps replaced
New pool electrical box
New interior/exterior paint (2025)
New Carpet up (2025)
New fence and gate (2025)
New garage door and opener (2024)
New garage attic stairs
High quality French Oak 5/8" engineered
hardwood floors down (2020)

New crown molding/baseboard down
Openings to study and family room expanded
Custom built shelving in the study with rolling ladder
Front sidewalk recently fixed and repoured
Driveway repoured (2015)
New tile flooring and toilet in half bath
New lighting fixtures throughout
New electrical outlets outside
New landscaping
LED recessed lights
New door knobs throughout
Custom built-ins for utility room
New bathroom fixtures and lights (2025)
Foundation repairs (2009 and 2019 previous owners)
New ceiling fans inside and out (2025)
New vent hood (2025)
Washer/dryer/refrigerator included



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