



## ABOUT THE PROPERTY:

Stunning and move-in ready in Briargrove Park! Over \$130K in thoughtful updates showcase quality craftsmanship and timeless design. Walls were opened for a brighter, seamless flow-featuring new hardwood floors, refreshed kitchen cabinetry, and a reimagined primary suite with expanded layout, custom cabinetry, and added flex space. The living room beam, designer lighting, and updated fireplace add warmth and character throughout. Major improvements include a new AC and whole-home dehumidifier, full electrical rewire with generator connection, attic insulation, and Nest smart controls. Outside shines with fresh landscaping, full repaint, restored brickwork, and a newly built deck perfect for outdoor dining or entertaining. Ideally located within walking distance to one of Houston's best neighborhood pools, playgrounds, and tennis courts, this one truly has it all!

## SELLER UPDATES & FEATURES:

### Exterior & Curb Appeal Updates

- Landscape revitalization – fresh plantings, mulch, seasonal color, irrigation touch-ups – \$10,000 (estimate)
- Gravel extension for driveway – \$2,000 (estimate)
- Custom address signage (“10203 Meadow Lake Ln”) – \$300
- Gas line extension to front yard and restoration of gas lantern – \$1,800
- Exterior air-sealing and rodent exclusion (closed all attic and soffit penetrations for energy efficiency) – \$1,700
- Smart keypad door knobs, door touch-ups, and paint detailing – \$700
- Full brick and mortar restoration – \$3,500
- Complete exterior repaint – \$5,000

### Mechanical, Structural, and Electrical

- Smart-home Nest climate controls – \$500
- New AC ductwork and whole-home dehumidifier system – \$12,000
- HVAC condensate drainage redesign with automatic water-shutoff protection – \$5,000
- Attic insulation upgrade (R-38 blown-in fiberglass) – \$4,000
- New pull-down attic stair access system – \$1,300
- Whole-home electrical rewire to current code with generator transfer connection – \$55,000
- Includes new recessed lighting throughout, electrical for outdoor kitchen and backyard lighting, added closet lights, pantry outlets, USB/USB-C outlets, and upgraded GFCIs
- Bathrooms rewired for expanded outlet capacity
- Water-softening shower heads in both showers – \$400





**Interior Remodel & Reconfiguration:  
\$68,500**

- Removed living room wall and installed load-bearing beam
- Opened wall between dining room and wet bar
- Closed wall in entryway for privacy
- Opened and expanded doorway in primary bathroom
- Reconfigured interior layout for improved flow
- Installed engineered hardwood throughout main level
- Refreshed kitchen peninsula cabinetry
- Transformed and expanded primary suite with private water closet and flex space
- Relocated entryway closet and enclosed office
- Full interiors repaint (walls, ceilings, trim)
- New upstairs carpet
- Wood paneling feature wall in primary suite
- Updated all window blinds to Roman shades
- Replaced all ceiling fans and light fixtures (dimmable/remotes)
- Refurbished fireplace with gas logs, glass crystals, and chimney cleaning

