

# 3210 Freshmeadows Drive, Houston, TX, 77063

## Comprehensive Renovation & Feature Highlights

This residence underwent a complete, down-to-the-studs renovation, thoughtfully designed to create a truly one-of-a-kind luxury home. While extensive, the following highlights may not reflect every upgrade completed.

### MECHANICAL & INFRASTRUCTURE

- Complete new electrical wiring & panel
- New HVAC system with all new ductwork
- Whole-home surge protection
- New water heater
- Generator power inlet box installed
- Italian porcelain flooring (main level)
- New PEX plumbing throughout

### LIVING AREAS, UPPER LEVEL & BAR SPACES

- Custom modern fireplace redesign with piano-black tile
- Open-concept dining area
- Modern brass chandeliers throughout
- Recessed lighting installed throughout the home
- Modern sliding glass doors in the living area and primary bedroom
- New interior doors throughout
- Custom mother-in-law suite created
- Additional full bathroom constructed
- Additional closet added
- Artisan Venetian plaster columns
- Custom white oak bar areas
- Calacatta Viola marble countertops at bar areas
- Custom glass railings with brass finish on upper level
- Staircase redesigned and finished in white oak
- Custom white oak hardwood flooring on the second floor
- Second floor fully designed and built in collaboration with architects and engineers
- Mirrored backsplash at wet bar
- White oak-paneled beverage and wine refrigerator
- Granite sink at wet bar
- Soft-close pantry and laundry barn doors

### KITCHEN

- Calacatta Viola marble countertops
- Custom white oak cabinetry
- Built-in refrigerator with paneling
- Granite sink
- Under-counter drawer microwave

### BATHROOMS

- Marble surfaces throughout vanities and wet areas
- Brass fixtures and finishes LED backlit mirrors
- Primary bathroom layout redesigned with architects and engineers
- Floating vanities with integrated power outlets
- Gas range with electric oven
- Brass pot filler
- Smoked mirrored backsplash
- Integrated vent hood
- Built-in trash & recycling
- Custom white oak integrated vent hood

**PERMITS:** All work fully permitted through the **City of Houston**.