

Our home combines an ideal location with thoughtful, high-quality upgrades throughout. With quick access to major highways, you can reach many of Houston's key destinations within 20–30 minutes. The neighborhood is quiet and welcoming, with close proximity to parks, shopping, downtown, and top-rated schools—creating an exceptional blend of convenience and community.

Major Upgrades & Renovations

- **Roof Replacement (September 2020):** Full roof replacement to ensure long-term durability and peace of mind.
- **Whole house painted (September 2020):** Full professional painting for the house.
- **Carpet replacement (2021):** Bedroom carpet replaced with high quality luxury pattern carpet.
- **Complete Kitchen Remodel:** Modernized with premium quartz countertops, white subway tile backsplash, and a new 32" large single bowl undermount sink. Flooring upgraded to top-quality Shaw Floorté engineered wood, scratch and water resistant. Bedrooms feature custom-designed smart carpets.
- **Living Room Enhancements:** Custom built-in shelving added for style and storage; gas log fireplace professionally upgraded.
- **Primary Bathroom Renovation:** Updated with quartz countertops, a larger walk-in shower, and new frameless glass shower enclosure.
- **Powder Room Upgrade:** Custom-built marble sink and beautifully designed custom cabinetry add a luxurious touch.
- **Energy-Efficient Window Tinting (2023):** All windows tinted to improve cooling efficiency and enhance comfort.
- **Full Tile Replacement (2022):** Daltile marble-style flooring installed throughout for a cohesive, elevated aesthetic.
- **Bathroom Upgrades (2025):** All toilets replaced with premium Kohler fixtures.
- **Light switches replaced (2021/2025):** All light switches replaced throughout the house as well as the outdoor plugs have replaced with weatherproof plugs.
- **Two Nest smart HVAC thermostats installed (2020)**
- **Ceiling fans Upgrades (2020/2025):** Both living room and game room ceiling fans were replaced. Bedrooms feature upgraded ceiling fans equipped with remote controls and adjustable warm and cool airflow options.

- **Garage door springs replaced for both garage doors (2026)**, including a 5-year transferable warranty
- **Backyard Improvements (2024)**: Large backyard suitable for a future pool; cedar wood gazebo added for shade and outdoor enjoyment; flowerbed and extended the patio.
- **Oak Trees – Trimming & Deep-Root Feeding**: The oak trees have been professionally trimmed and treated with deep-root fertilization. This process involves injecting a custom liquid fertilizer directly into the root zone, encouraging stronger, deeper root growth while reducing surface roots that are prone to damage. The services are done through “Precision Tree And Landscaping, LLC”.
- **Front Entry Door & Frame replacement (2024)**: a premium fiberglass entry door with full frame replacement.
 - Entire door system (door + frame + threshold + weatherstripping) removed and replaced – no old wood or rot left behind
 - High-performance fiberglass door that looks like real wood but will never warp, rot, dent, or peel
 - Superior insulation and energy efficiency with a tight seal that keeps drafts and noise out
 - Rich, maintenance-free wood-grain finish – no painting ever required
 - Upgraded heavy-duty hardware and multi-point locking system for better security and smoother operation
- **Professional Pest & Termite Protection – Ongoing for 5+ Years**: Peace of mind included! This home has been under continuous professional pest control and termite prevention since 2020, serviced by Smith Thompson (a trusted local leader in termite and pest management).
 - Full perimeter termite bait stations installed and professionally monitored quarterly
 - Annual termite inspections with clear reports (available upon request)
 - Regular pest control treatments keeping the home free of ants, spiders, rodents, and other common pests
 - No history of termite damage or activity – foundation and structure remain protected and sound
- **Whole-Home Security System – Professionally Monitored by Smith Thompson**
 - Complete wired security system with door/window sensors on EVERY exterior door and window
 - Motion detectors, and glass-break sensors
 - 24/7 professional monitoring, fire & carbon monoxide integration, and smartphone control included