



12015 LANEVIEW DRIVE  
HOUSTON, TX 77070

## FEATURES & UPGRADES

### Summary:

- HVAC: Many new ducts
- New gas water heater
- New blown insulation
- Kitchen and baths updated with new granite, backsplash, sinks, flooring, and fixtures
- 2 Primary bedrooms (1 up and 1 down)
- 3 ½ Updated bathrooms total
- Large game room
- Outdoor balcony
- Large pool and spa
- All new fixtures and hardware throughout
- Freshly painted interior/exterior
- Oversized pool with new pool pump, filter assembly, timer, lights, and Jandy valves
- New in-ground irrigation system in front

### Kitchen:

- New granite and backsplash
- New sink and faucet
- New LED lighting and light fixtures
- New cooktop and dishwasher
- New cabinet pulls

### Bathrooms:

- New granite counters, sinks, and faucets
- Primary bath with new shower tile, faucet, and glass door
- New tile and mosaic details around garden tub
- New lighting and light fixtures
- New toilet in primary bath
- New tile flooring in bath 2
- New cabinet pulls, and towel bars
- New light fixtures

### Electrical, Plumbing:

- New switches and new outlets throughout and all wet areas with updated GFCI protection
- New recess
- New LED lighting and light fixtures throughout
- New undermount sinks, faucets, and supply lines throughout

- New pool lights (all 3)
- New gas water heater
- New toilet in primary bath

### Exterior:

- New pool pump, filter assembly, timer, lights, and Jandy valves
- New in-ground sprinkler system and controller for front yard
- New exterior light fixtures
- New front entry door
- Freshly painted exterior

### Flooring and Hardware:

- New and beautiful LVT floors downstairs
- New tile flooring in bathroom 2
- New upgraded carpet and padding upstairs
- New window blinds throughout
- New door knobs, door stoppers, bathroom towel bars, and cabinet pulls
- New exterior door locks and knobs

### Other Notables:

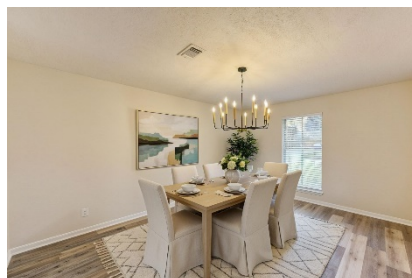
- All major systems have been serviced and cleaned
- Pool on regular weekly service schedule
- Home has been professionally cleaned

### Location:

- Situated on a cul-de-sac street, family-friendly, established neighborhood
- Easy access to major thoroughfares
- Close to shopping, The Vintage, Noble Energy, Lone Star College, restaurants, and medical facilities
- Prestigious Cy-Fair ISD



FAMILY ROOM



DINING ROOM



KITCHEN



HUGE GAME ROOM



PRIMARY BATH



HUGE POOL & SPA