

Property Upgrades & Improvements

8819 Kolbe Bend, Houston TX 77080



4 Bed • 3.5 Bath • 3,492 Sq. Ft. • Built in 2017

- Dual washer and dryer connections
- Garage refrigerator electrical connection
- Garage door opener with back-up battery system
- Overhead garage storage rack
- Integrated home automation system, including:
 - Alarm system
 - Remote front and rear door locks
 - Smart lighting control in main living areas
- Wired security camera system covering entry points (accessible remotely and locally)
- Dual HVAC systems:
 - New evaporator coils installed in both units (2025)
 - UV air purification lights installed in both units (2025)
 - Compressors professionally deep cleaned (2025)
- Whole-house water filtration system
- KitchenAid microwave (installed 2024)
- Extended upper stacked kitchen cabinetry with glass doors and integrated puck lighting
- Wine fridge
- Wet bar in game room
- Norman Woodlore® composite shutters



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