



PROPERTY UPGRADE PORTFOLIO

8703 Manhattan Dr | Houston, Texas 77096

A Complete Reimagining — Taken to the Studs

This residence underwent a full-scale renovation in 2017, rebuilt from the framework with no detail overlooked. Every major system—structural, mechanical, electrical, HVAC, plumbing, and finish-out—was thoughtfully redesigned to deliver modern livability, long-term reliability, and elevated finish quality.

Structural & Core Improvements

- Full structural rebuild including framing, cross beams, and supports brought to optimal condition
 - Foundation leveled
 - All-new fire-rated 5/8" sheetrock throughout
 - Whole-house new energy-rated insulated double-pane windows
 - Approximately 60 recessed LED housings installed throughout
 - Premium no-VOC semi-gloss paint throughout the home
 - Contemporary farmhouse-style fixtures, finish, and trim
 - Custom Marazzi Level IV wood-look tile flooring with Laticrete epoxy resin grout
 - Work completed to city code and inspections
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Custom Cabinetry & Finishes

- Premium Baltic Birch cabinetry and Poplar trim throughout
 - Custom closets built for each corner primary bedroom
 - Premium BLUM soft-close hardware throughout
 - Cambria quartz featured throughout the home
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Chef's Kitchen

- Custom 4' x 8' kitchen island with 60" clearance on all sides
- Designed for large family gatherings and entertaining

- Upgraded appliance package
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Plumbing Infrastructure

- Entire under-slab plumbing replaced with new PVC system
 - Whole-house Uponor PEX plumbing system with custom manifold and brass fittings at every connection
 - Home-run lines to every fixture for individual shutoff capability at the manifold
 - Whole-house water filtration system for sediment, chlorine, and chloramine; showers included
 - Water softener system can be turned on
 - Premium Toto toilets installed in all three baths
 - Hansgrohe iBox valves installed in all three baths
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Electrical, Low Voltage & Security

- All electrical replaced throughout the house
 - New 200-amp service with all-new wiring throughout
 - Whole-house CAT6 Ethernet with centralized 80-port hub
 - AT&T; Giga-fiber connectivity with dedicated lines to all bedrooms
 - Lutron smart lighting system for 15 perimeter exterior LEDs, app controlled
 - Lutron smart lighting also extended to both corner primary bedrooms
 - Central roof antenna for over-the-air 4K television feeds with custom Twin Ax runs to bedrooms and living areas
 - Four commercial-grade Axis cameras installed for 360-degree exterior coverage
 - Exacq recorder with HDMI-over-Ethernet setup for viewing cameras from TVs in the home
 - PoE Axis cameras set up for interior nursery/play-area monitoring
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HVAC Systems

- Two properly sized Carrier 3-ton HVAC units
 - All-new ductwork throughout
 - Custom return vents in every bedroom and major living area for balanced comfort
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Exterior Enhancements

- All-new Hardie plank siding installed throughout
 - Brick and fiber-cement exterior upgrades
 - All soffits replaced with Hardie
 - New gutter system installed
 - French drains installed in the backyard
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Functional & Lifestyle Features

- Rear single garage door provides easy backyard access and oversized furniture loading
 - Family room features 8-foot sliding glass doors with insulated tempered glass
 - One 48" sliding panel opens fully for furniture access and strong natural light
 - Custom cedar backyard planters totaling approximately 32 feet
 - Backyard receives approximately 8–10 hours of sunlight depending on location
 - Planters can be removed if desired
 - Private backyard offers room for a pool, play equipment, or outdoor kitchen setup
 - Backyard finished with concrete patios
 - Ring Ethernet doorbell installed at the front door
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Property Highlights

- 4 bedrooms | 3 full baths
- Approximately 2,974 SF of living area
- 10,350 SF corner lot
- Oversized 2-car garage with side entry
- Circular driveway
- Located in Meyerland Sec 03, just south of Beechnut between Chimney Rock and South Rice

BASS CLIENT COLLECTIVE

Built on trust. Grounded in relationships.

This marketing summary reflects information provided by the seller and source documentation.