


Home Renovation and System Upgrade Summary

Property Address: 9642 Meadowglen Lane, Houston TX 77063

Date: August 13, 2025

Major System Upgrades (Completed 2020)

System	Description
Plumbing	New PEX plumbing system throughout the home.
Sewage	New Sewage lines for improved reliability and flow.
HVAC	New heating and cooling system installed with smart controls.
French Drain	Installed to prevent backyard flooding and manage water drainage effectively.
Patio Deck	Newly updated aesthetics.

 **Note:** The backyard is now well-protected from flooding due to the professionally installed French drain system.

Interior Renovations (Completed in 2025)

Area	Improvements
Kitchen	Fully renovated with brand-new stainless-steel appliances, farmhouse apron sink, elegant white granite countertops, herringbone-pattern backsplash, and timeless white cabinetry offering abundant storage with matte black handles.
Bedrooms	All bedrooms renovated; two feature dual closets and new modern ceiling fans.

Area	Improvements
Bathrooms	Fully updated with LED mirrors, gold fixtures, new faucets and vanity. Sleek overhead showerhead for a luxurious experience, along with convenient handheld wand at the bottom-perfect for easy rinsing off, washing children or even pets. The house features both a spacious walk-in shower and a full bathtub for versatility and comfort.
Utility Room	Enjoy the convenience of in-house laundry with dedicated washer and dryer area, newly installed hanging racks and ample storage.
Flooring & Paint	New tile flooring throughout and fresh interior paint for a clean, modern look.
Ceiling	Features newly installed ceiling fans and sleek recess lighting.

 **Energy Efficiency & Smart Features**

Feature	Details
Thermostat	Nest smart thermostat installed.
AC & Garage	Smart air conditioning system and smart myQ garage door functionality.
Security	Four exterior hardwired security camera system.

 **Additional Notes**

- Home is move-in ready and designed for comfort, efficiency, and modern living.