

2024 MAJOR UPGRADES & IMPROVEMENTS

426 W. Gaywood Drive, Houston, TX 77079

- ◆ 14,900 sq. ft. oversized lot
- ◆ 2,818 sq. ft single story home
- ◆ 4 bed / 2.5 bath
- ◆ 2-car oversized attached garage
- ◆ Not in a 100 or 500 year flood zone; current flood policy premium is \$1,071.00 /yr

HOME SYSTEMS

- New water heater (high efficiency & large capacity)
- New HVAC (2-stage high seer rating & energy efficiency)
- New ductwork
- New wireless Nest HVAC control system
- New whole-home water softener & whole-home water filtration system
- Upgraded electrical box
- New gas line for pool & spa heater PLUS 2nd line for future whole home generator
- New Ring camera security system

POOL/BACKYARD

- Custom-designed resort-style oasis features a Watts Pool built in September 2024
- 16,500-gallon pool, a 7-jet hydrotherapy spa
- Raised Fresca limestone waterwall offering 6 sheer descents
- Imported Italian waterline tiles all surrounded by 1,500 sq. ft of Fresca limestone paving
- Custom cedar pergola with outlet, lighted wirelessly-controlled fan and bbq area
- Composite decking, landscaping and French drains
- Specialty zoysia grass
- Pool finish is the highly desirable and long-lasting 'Pebble Sheen' in 'Surf Blue'
- Pool lighting features the latest Microbrite LED system with an app-controlled menu to customize colors and multiple lighting scenes.
- Pentair's latest state-of-the-art pool pump and heating system boasts wireless operation via app. With a touch of a button you can remotely turn on your hot tub, control temperatures and jets, heat the pool (simultaneously or separately) and turn on the waterfalls.
- Cartridge filtration system is easy to maintain once a year.
- Autofill system with automatic freeze protection
- Pool depth is "party perfect" with depths from 3'6" to 5' so the entirety of the pool can be enjoyed at any depth.

- Steps and benches line the pool offering ease of access and multiple areas for rest & relaxation or fun pool games & play.
- Backyard design offers flexible seating zones and the property is private & not overlooked by neighboring homes, offering peaceful moments and 'staycation vibes'.
- Prized location and orientation of the property is ideal for morning & early afternoon sun in the pool and provides refuge from the heat of those long summer evenings.
- Direct access to the pool from the garage makes life easy and convenient.

PRIMARY BEDROOM

- Waterproof flooring
- Designer lighting fixtures, LED lighting and large walk-in closet
- Level 5 plasterwork
- New paint and doors
- Two custom double French-return brass curtain rods with velvet drapery & sheer voiles

PRIMARY EN SUITE BATHROOM

- Matte black & coated brass fixtures from GRAFF
- 2 full-size heated towel rails (wirelessly & manually controlled)
- White Badeloft soaking bathtub with in-floor tub faucet and handset
- Oversized rain shower & multi-function handset
- Lighted shower niche & shaving nook
- Double sinks and oak vanity fitted with in-drawer power sockets
- Lighted dimmable LED mirror, two dimmable Ralph Lauren vanity lights & dimmable Soho Home light fixtures
- Modern-organic floor-to-ceiling ceramic tiles for easy cleaning, no sealing required
- Oversized custom sliding glass enclosure with matte black hardware
- Modern European-style concealed cistern toilet & custom brass & glass flush panel
- New sliding door with Emtek privacy locks & hardware
- Touch-slide dimmable Lutron light switches which can integrate into the Caseta home lighting control system with option for easy remote control and automated schedules

SECONDARY BATHROOM

- Reconfigured to become a spacious en-suite directly connected to adjacent bedroom, while a second door also serves the other bedrooms
- High-end matte black fixtures and hardware, modern-organic ceramic tile
- Oversized shower with sliding glass enclosure
- Full-size heated towel rail (wirelessly and manually controlled)
- Dimmable designer lighting from Soho Home
- Oak vanity with in-drawer power sockets and privacy bathroom locks by Emtek

LIGHTING

- New exterior lighting fixtures
- New interior designer lighting re-design (Soho Home, Cedar & Moss, Ralph Lauren)
- New LED conversion, installations & switches with Lutron Caseta wireless system

GENERAL HOME UPDATES

- New custom front door with fluted privacy glass
- New wireless front door entry lock system by Emtek (Yale/August app)
- New smart locks (Yale and August app-controlled)
- New front fence gates & self-closing latches
- New solid-core interior doors
- New mailbox and modern brass house number
- New exterior paint
- New interior paint and plaster work

KITCHEN

- New cabinet paint
- New pull-down faucet
- New wine fridge

LANDSCAPE/IRRIGATION

- Wireless app controlled Rachio smart sprinkler system with up to 12 zones
- Extensive tree work and removal (12 large trees)
- New landscaping featuring frost & drought-hardy Texas native varieties

FIREPLACE

- Wood burning fireplace interior renovation
- Gas log-lighter upgrade
- New custom chimney cap & chimney flue renovation

SCHOOLS

- Rummel Creek Elementary
- Memorial Middle School
- Stratford High School

HOME OWNER'S ASSOCIATION

- Gaywood Civic Club, 281-630-0501; <http://www.gaywood.org>
- Annual fee is \$690/year
- Membership is available at the Memorial Glen Pool and Tennis Club
 - Pool & Tennis Club Rate before May 1 - \$395.00
 - Pool & Tennis Club Rate after May 1 - \$445.00
 - Senior Pool & Tennis Club Rate: 60+ - \$295.00

LOCATION:

- Walking distance to Terry Hershey Park
- Walking distance Rummel Creek Elementary
- Easy access to Beltway 8 and I 10

EXCLUSIONS:

- New Vego vegetable garden planter
- Portable generator
- Robotic pool vacuum
- Washer and dryer
- 2 deck storage boxes
- Outdoor and indoor furniture (available for purchase)

INCLUSIONS:

- Kitchen refrigerator
- Wine refrigerator