

# feature sheet

1 April Point South  
Montgomery, Texas

- End-unit townhouse
- New roof 2025
- Trane A/C unit 2024 w/soft start and all new ductwork
- New commercial grade water heater & whole-house water softener
- New windows and sliding glass doors
- New balconies 2024
- New back deck w/ cool tech to walk barefoot
- Level 5 premium granite
- Custom wood shutters
- New flooring throughout- porcelain tile & Karastan SmartStrand carpet w/ memory foam pad
- Remodel taken down to studs 2024
- All galvanized pipes replaced with PEX plumbing
- All new plumbing fixtures and faucets
- New electrical panel & breakers, all new switches and outlets
- Every switch, plug & light fixture safeguarded for aluminum wiring
- All new light fixtures, ceiling fans, 27 can lights added, most on dimmers
- Master bath: insulation added, reframed side wall to add custom sconce lighting with oversized inset mirrored medicine cabinet, vanity w/ level 5 leather finish granite w/ soft close doors & drawers. Shower reframed for 2 niches, herringbone porcelain floor tile and porcelain subway tile up to the ceiling w/ a custom marble inlay, bordered so it pops as a focal point, new tall elongated toilet, floating shelves



- Secondary bath upstairs: insulation added, reframed for 2 niches in shower, matching level 5 leather finished granite on vanity, tub / shower combo w/ custom tile work in shower taken to the ceiling, oversized acrylic soaker tub to retain heat for hot soaking bath, new tall elongated toilet to match master bath, floating shelves.
- Stainless steel appliances
- Upper kitchen cabinets removed to open space & maximize views
- Electrical rerouted to island to remove obstructing pole that supplied it previously
- Custom birchwood kitchen island w/ shelving & accent lighting on dimmer switch, trash compartment & wine chiller added, high-end level 5 granite, 3cm slab, no seams, drinking water spout, counter top garbage disposal button
- New front door
- New vertical blinds on back wall of windows/sliding door
- New Emerald Series Sherwin Williams paint throughout
- All new hardware throughout
- Non-slip tile added to exterior entry
- Attic insulation added, radiant barrier sprayed on roof decking to keep attic cooler, new insulated attic door w/stairs, ridge vent added in roof, Ohagan low profile vents installed in roof, making the house cool & heat more efficiently & prolonging life of a/c unit

