

**3506 Woodbriar Dr.
Houston, Texas 77068**

FEATURES & BENEFITS

Outdoor & Exterior

- **Yard of the Month:** Award-winning curb appeal recognized in both 2023 and 2025
- **Fruit Trees:** Orange clementine tree, lemon tree, and blackberry tree on property
- **French Drains:** Engineered drainage system protects the foundation and yard from water intrusion
- **Sprinkler System:** Automated irrigation keeps the landscape lush year-round
- **Gutters:** Full gutter system channels rainwater away from the foundation
- **New Front Door:** Updated entry door enhances curb appeal and energy efficiency

Pool

- **Whole Heated Cocktail Pool:** Enjoy year-round swimming in this heated pool, perfect for entertaining or relaxing

Kitchen

- **Dishwasher:** New within the last year
- **Double Ovens:** Replaced 6 years ago
- **Stovetop:** Replaced 2 years ago
- **Corian Countertops:** Durable, seamless, non-porous surfaces that are easy to clean and maintain

Interior Finishes

- **LVP Luxury Waterproof Flooring:** Installed throughout the entire home — stylish, scratch-resistant, and 100% waterproof (downstairs)
- **Recessed Lighting:** Modern recessed lights throughout create a bright, clean look
- **New Granite in Bathrooms:** Updated granite countertops in the bathrooms

Mechanical Systems & Major Updates

- **Air Conditioning:** New unit installed 8 years ago with a 10-year manufacturer's warranty still in effect
- **Water Heater:** Replaced just 1 year ago
- **Updated Gas Meter:** Upgraded with a built-in generator interlock inlet, allowing safe and easy connection of a portable roll-on generator during power outages