

**5315 Handbrook Dr.  
Houston, Texas 77069**

**FEATURES & BENEFITS**

**Mechanical Systems & Major Updates**

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- **New Roof (2022):** Roof replaced in 2022
- **HVAC — Upstairs (2022):** Upstairs unit replaced in 2022
- **HVAC — Downstairs:** Downstairs unit has new parts installed
- **AC Ducts —** All new AC ducts in attic in 2023

**Interior Finishes**

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- **Hardwood Flooring:** Hardwood runs throughout the entire home, upstairs and downstairs

**Primary Bedroom**

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- **Electric Ceiling Fan:** Ceiling fan has been updated
- **LED Mirrors:** LED mirrors installed in the primary bathroom
- **Electric Shades:** Motorized electric shades installed

**Living Room**

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- **Electric Shades:** Motorized electric shades installed

**Kitchen**

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- **Upgraded Kitchen Island:** Kitchen island has been upgraded

**Bathrooms**

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- **Secondary Bathroom (First Floor) — LED Mirror:** LED mirror installed in the secondary first-floor bathroom

**Pool & Outdoor Living**

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- **Lighted & Heated Pool:** Pool is lighted and heated
- **Jacuzzi:** Heated jacuzzi included
- **Sprinkler:** Automatic sprinkler system in both front and back of home

**Garage**

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- **Tesla Charger:** Tesla charger installed in the garage
- **3 Car garage:** Oversized 3-car garage with storage space