

Upgrade List: 6885 Tournament Dr. Houston, TX 77069

Comprehensive Home Remodel Completed in 2026

❖ Interior Improvements ❖

Kitchen, Breakfast & Dining

- **Kitchen Sink & Fixtures** | New stainless-steel top-mount sink; upgraded with high-end plumbing connections.
- **Breakfast Area** | Installed a **new custom light fixture**; fresh paint applied to all walls, ceilings, and cabinetry.
- **Dining Room Lighting** | Installed a **new designer chandelier** as a central focal point.
- **Cabinetry** | Fully refinished and painted (interior and exterior); replaced plywood under-sink base.
- **Pantry** | Refreshed with new paint on walls, shelves, and trim.
- **Audio Experience** | Integrated **built-in speakers** in both the Dining and Living areas.
- **Finishing Touches** | All walls and windowsills repainted; updated vent covers throughout.

Master Suite (Primary Bedroom & Bath)

- **Luxury Shower Rebuild** | Complete demolition and reconstruction; large-format tile to the ceiling, a **custom porcelain soap niche**, and frameless glass.
- **Vanity & Counters** | New quartz countertops with undermount sinks, **new vanity mirrors**, and **designer vanity lighting**.
- **Premium Fixtures** | Entirely upgraded to **Premium Delta faucets and matching drain fixtures**.
- **Flooring** | Bathroom upgraded to premium **Luxury Vinyl Plank (LVP)**, bedroom features **new premium carpet**.
- **Tub Replacement** | Installed a new modern square tub with necessary re-framing and plumbing.
- **Security** | Added a **built-in safe** with high-security **PIN code and fingerprint lock** options.
- **Lighting** | Added 6" recessed lighting and rerouted electrical for optimal vanity placement.

Guest Bath & Additional Bedrooms

- **Guest Shower Rebuild** | Full shower renovation including new tile tub-surround and new shower valve assembly.
- **Designer Vanity** | New quartz top, **new undermount sink with designer faucet**, new mirror, and updated lighting.
- **Flooring** | Guest bath upgraded to **Luxury Vinyl Plank (LVP)**; Study/3rd Bedroom features **new premium carpet**.
- **Comfort** | Installed a **new ceiling fan** in the guest bedroom.

General Interior & Technology

- **Whole-Home Painting** | Professional painting of all **crown molding, baseboards, and chair rails** throughout the entire home.
- **Whole-Home Fixture Update** | **All interior fixtures replaced** with modern hardware, including premium Delta suites in bathrooms.
- **Continuous Flooring** | **Seamless Luxury Vinyl Plank (LVP)** flows through the Living Room, Dining Room, and Front Bedroom.
- **Smart Home Tech** | **Security Cameras** installed; **Wi-Fi-enabled Garage Door Opener** with secure PIN code access.
- **Fireplace** | Performed a **complete clean-out**; replaced surrounding wood and installed custom-built mantel legs.
- **Electrical** | All outlets and covers updated to modern square-style; new dimmer switches installed throughout.
- **Climate Comfort** | **New ceiling fan** installed in the Living Room.

✦ Exterior & Systems Improvements ✦

Roofing & Chimney

- **Roof Integrity** | Recently updated; **less than 9 years old**.
- **Full Maintenance** | Professional sealing and painting of all vents, flashings, and exposed nails (May 2025).
- **Chimney Upgrades** | Replaced decking around chimney; installed a **newly fabricated chimney cap and collar** with exterior-grade caulking (Jan 2026).

Irrigation & Outdoor Spaces

- **New Sprinkler System** | Brand-new system installed for effortless lawn and landscape maintenance.
- **Atrium & Side Yard** | Excavated and updated with **landscaping rock** over professional weed barriers; upgraded 4" storm drainage.
- **Lock-and-Leave Lifestyle** | Backyard/Atriums are ultra-low maintenance; **HOA maintains the front yard**.

Exterior Maintenance

- **Structural Trim** | Replaced **entire fascia boards** across the house exterior.
- **Paint & Siding** | Freshly painted **all exterior leading doors** and three **wrought iron gates**; installed new **fiber cement siding and trim** around the dining area.
- **Gutters & Fencing** | 200 linear feet of new 6" seamless gutters; new wood picket fence with concrete-embedded posts.

HVAC & Energy Efficiency

- **Systems** | New Honeywell T4 thermostat; full HVAC efficiency service including mastic sealing of coils and plenums.
- **Attic Insulation** | Blown-in insulation upgraded to **R-30 value** for maximum climate control and lower utility costs.