



6730 LINDYANN LANE

TIMBERGROVE



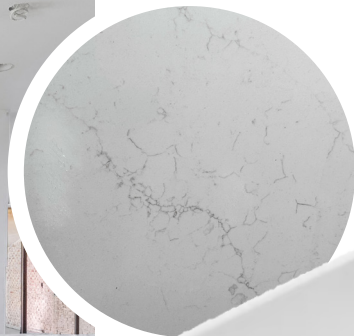
TIMBERGROVE
6730 LINDYANN LANE

A thoughtfully reimagined Timbergrove residence, currently undergoing a full-scale renovation focused on clean lines, elevated finishes, and modern livability. This 3-bedroom, 2.1-bath home is being transformed into a light-filled, open-concept space where the kitchen, living, and dining areas flow seamlessly together. The kitchen will feature custom cabinetry, designer fixtures, and a generous island designed to anchor the home. The primary suite is envisioned as a private retreat with a spa-like bath and refined details throughout. Every space is being carefully curated to blend timeless design with everyday functionality. Set on a spacious lot with room to enjoy the outdoors, this home offers a rare opportunity to step into a fully renovated property in the heart of Timbergrove.



3 BEDROOMS | 2.1 BATHS | 2,511 SQ.FT. HOME | NEWLY RENOVATED

ELEVATED KITCHEN FIXTURES AND FINISHES



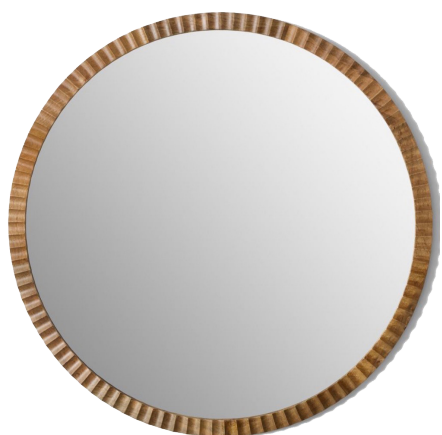
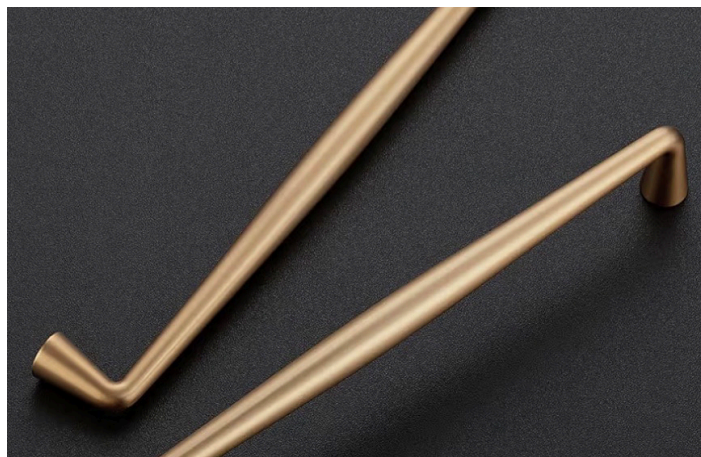
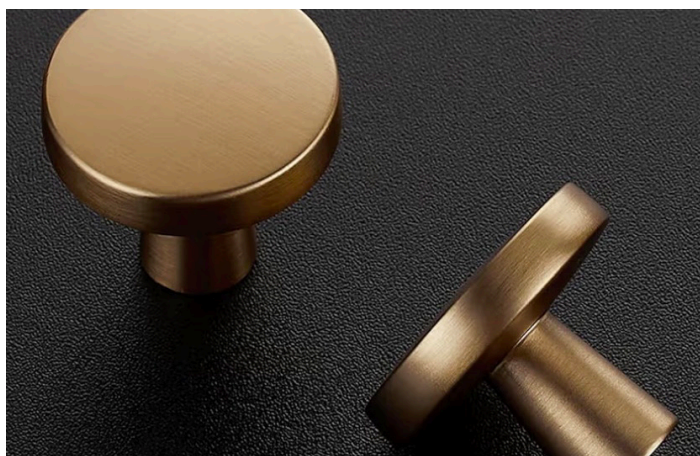
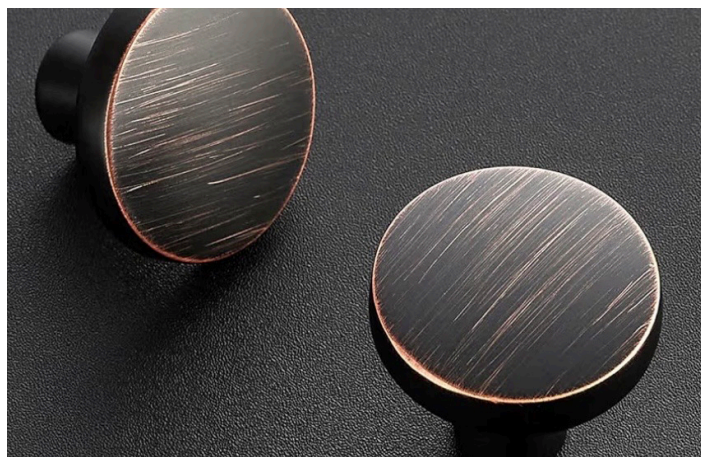
IN-HOME SPA-LIKE PRIMARY BATH RETREAT



DESIGNER LIGHTS & FINISHES







HOME FEATURES & HIGHLIGHTS

6730 Lindyann Lane

HOME SYSTEMS

- **Architect & Engineer Designed:** Open-concept floor plan (approx. 440 sqft addition/remodel) fully inspected and permitted by the City of Houston.
- **Roofing:** New 30-year shingled roof featuring new vents, drip edge, and roof jacks.
- **HVAC:** New Carrier 5-ton system (condenser and furnace) with new ductwork throughout the entire home.
- **Plumbing:** New underground PVC drainage and PEX plumbing for all wet rooms; 2026 Tankless Water Heater.
- **Electrical:** All-new copper wiring, new panel box, and recessed LED lighting throughout.
- **Smart Home & Media:** Cat 6 wiring to all rooms with a central control panel.
 - Pre-wired for security cameras (all four sides) and Ring doorbell.
 - Ceiling speakers pre-wired in Living, Dining, and Patio.
 - Accessible tubing for easy cable/internet provider installation.
- **Energy Efficiency:** Energy-rated windows, Windstorm strapping, and new blow-in and batt insulation.

GOURMET KITCHEN & PANTRY

- **Custom Cabinetry:** Modern two-tone design featuring White Oak and white slim-shaker cabinets with under-cabinet lighting.
- **Appliances:** Premium Bosch package including a 36-inch range, drawer microwave, and integrated dishwasher.
- **Features:** Custom-designed vent hood, pot filler, and Quartz countertops.
- **Finishes:** Custom porcelain backsplash with Delta Nicoli Brushed Bronze faucets and hardware.
- **Storage:** Dual storage with both a main walk-in pantry and a dedicated Butler's pantry.

PRIMARY SUITE & EN-SUITE

- **Bedroom:** Spacious layout with vaulted ceiling fan, bedside sconce lighting, and luxury engineered hardwood.
- **His & Hers Closets:** Custom-designed walk-in closets with soft-close drawers, shoe displays, and ample hanging space.
- **En-Suite Spa:** Floating White Oak cabinetry and a freestanding soaking tub.
 - Grand shower with fluted tile walls and frameless glass door.
 - Delta Albion Brushed Bronze fixtures and 24x48 designer tiling.
 - Private water closet with custom floating shelves.

HOME FEATURES & HIGHLIGHTS

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INTERIOR REFINEMENTS

- **Flooring:** Luxury White Oak engineered hardwoods throughout the main living areas; designer marble and porcelain tile in wet areas.
- **Office/Study:** Custom wood-detailed accent walls, picture lighting, and large wood French doors.
- **Living Area:** Gas fireplace with a custom Cast Stone surround.
- **Laundry & Mud Room:** Laundry: Shaker cabinetry, Quartz counters, and a broom closet with integrated power outlets.
- **Mud Room:** Custom storage cabinetry, hanging hooks, and marble tile floors.
- **Woodwork:** New 6-inch baseboards, custom trim, and modern interior doors with Kwikset levers in Champagne and Venetian Bronze.

EXTERIOR & OUTDOOR LIVING

- **Curb Appeal:** White-washed brick, black energy-efficient windows, and a mahogany-stained wood entry door.
- **Covered Patio:** Custom deck with ceiling fan, wall TV outlet, and pre-wired ceiling speakers.
- **Outdoor Kitchen Ready:** Gas and water lines pre-run for a future grill and sink setup.
- **Garage:** New automated doors with keyless keypad entry and two controllers.
- **Landscaping:** Fully sodded front and back yards with mulch beds, designer pottery, and a full sprinkler system.
- **Drainage:** New underground PVC drainage system tied to the street; lot professionally leveled for superior flood prevention.





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