



METALMARK<sup>™</sup>  
HOMES  
*Transformed for today's living*

## 2829 Timmons Lane, Unit 120

2 bedroom | 2 bathroom | 1,226 square feet

*Thoughtfully redesigned with an emphasis on functionality, storage, and clean modern finishes, this renovation was completed by Metalmark Homes with attention to both aesthetics and everyday livability. The result is a bright, efficient, low-maintenance living space that feels significantly larger and more functional than its footprint, conveniently located near some of Houston's best dining, shopping, and entertainment destinations.*

### **Select renovation highlights include:**

#### **Electrical & Lighting**

Updated recessed lighting and designer fixtures, ceiling fans, and modern hardware throughout the unit.

#### **Plumbing & Fixtures**

Updated plumbing valves and fixtures throughout, including upgraded workstation kitchen sink with integrated accessories, pull-down kitchen faucet, shower trim, valves, and sinks.

#### **Kitchen & Appliances**

Completely redesigned kitchen featuring quartz countertops and custom soft-close Shaker cabinetry with thoughtfully designed storage solutions including pantry drawers, lazy-susan corner cabinet, and integrated trash drawer.

Additional features include under-cabinet lighting and Samsung stainless steel appliance suite including Bespoke convection/air-fry range, Smart Counter 3-door French door refrigerator, top-control dishwasher with AutoRelease & StormWash, and Bespoke microwave with WiFi.

#### **Laundry**

Integrated Maytag washer & dryer concealed behind matching flipper cabinet doors with dedicated exhaust fan.

#### **Bathrooms**

Both bathrooms feature updated quartz vanities, upgraded fixtures, custom tile work, updated mirrors, lighting, and hardware. Primary bath includes walk-in shower with frameless glass, rain head, spray wand, and large recessed niche.

#### **Flooring, Paint & Finishes**

Waterproof luxury vinyl plank flooring throughout with attached underlayment for comfort and sound reduction. Flooring features scratch, stain, mold, and mildew resistance. Fresh designer paint, updated trim, doors, hardware, and finishes throughout.

#### **Community & Location**

Private balcony overlooking mature trees. Quiet gated community featuring two pools, assigned parking (one covered, one uncovered), and ongoing exterior improvements including new roofs, siding, and paint. Conveniently located near Greenway Plaza, River Oaks, Hwy 59, and just minutes from The Galleria, restaurants, shopping, and entertainment.

*The information provided is considered reliable, but should be independently verified.*