



8206 TIGER LANE HOUSTON, TX 77040

FEATURES & UPGRADES

Summary

- New roof
- New siding
- Mostly new windows
- New entry doors
- New HVAC
- New pool equipment
- New PEX plumbing
- New water heater
- New electric panel
- Updated kitchen and bathrooms with new granite countertops, flooring, and fixtures
- Fresh interior and exterior paint
- New fixtures and hardware throughout
- Large pool with waterfall feature
- Extra concrete slab behind garage
- Covered back patio with tiled flooring

Kitchen

- New granite countertops and backsplash
- New undermount sink and faucet
- New cooktop and glass hood
- New stainless steel double oven
- New dishwasher and garbage disposal
- New LED lighting and updated light fixtures
- New cabinet pulls

Bathrooms

- New granite countertops, sinks, and faucets in all baths
- Primary and secondary bath have new shaker-style cabinets and dual sinks
- All bathrooms have new light fixtures, hardware, and mirrors
- New toilets and faucets
- New flooring throughout
- Primary bathroom with new shower tile, shower faucet and glass door

Roof, HVAC, Electrical & Plumbing

- New roof
- New siding
- New HVAC (Complete system including furnace and ducts)
- New blown attic insulation
- New electric panel, switches, and outlets throughout with GFCI protection added in all wet areas and pool

- New recessed LED lighting, ceiling fans, and updated fixtures throughout
- New PEX plumbing, sinks, faucets, toilets, supply lines, and water heater
- New pool pump, water fall pump, spa blower, and timer

Flooring & Hardware

- Beautiful new LVP flooring downstairs
- New tile flooring in all upstairs bathrooms
- New carpet and padding
- New door hardware, door stops, towel bars, cabinet pulls, and bathroom mirrors
- New windows in most of the house (breakfast, and 2 rear windows upstairs were replaced 5 years ago, all others are brand new)
- New entry doors (front, laundry, rear)

Exterior

- Covered back patio with tiled flooring
- New fence along side
- Extra concrete slab behind garage
- New sod installed in front and back yard
- New exterior light fixtures
- Freshly painted exterior

Additional Highlights

- All major systems professionally serviced and cleaned
- Home professionally cleaned and move-in ready

Location

- Located in an established, family-friendly neighborhood
- Beautiful subdivision with mature trees
- Convenient access to major thoroughfares
- Close to freeways, schools, shopping, restaurants, and more
- Zoned to highly regarded Cy-Fair Independent School District



FAMILY ROOM



KITCHEN



KITCHEN



PRIMARY BATH



COVERED PATIO



POOL & BACKYARD