

FEATURES AND UPDATES FOR 12103 AUBURN HILLS DRIVE

ALL BATHROOMS REMODELED IN 2010 INCLUDING VANITIES, COUNTER TOPS, TILE AND FAUCETS
PRIMARY BATH REMODELED WITH A SEAMLESS SHOWER AND CLAW FOOT TUB WITH CHANDELIER
PRIMARY CLOSETS WITH CUSTOM BUILT-INS
PRIMARY BATHROOM TOILET REPLACED IN 2026
ENGINEERED WOOD FLOORS UPSTAIRS IN 2010
ONE A/C UNIT REPLACED IN 2015 AND THE SECOND A/C UNIT IN 2016
ROOF REPLACED IN 2015
ELECTRICAL BOX REPLACED, ELECTRICAL BOX WIRED FOR GENERATOR, GENERATOR PLUG ADDED 2025
WHOLE HOUSE WATER PIPES REPLACED WITH PEX PIPING
PLANTATION SHUTTERS THROUGHOUT PLUS SOME UPDATED WINDOWS IN LIVING AND KITCHEN AREAS

MAJOR REMODEL IN 2022

OPENING BETWEEN KITCHEN AND FAMILY ROOM ENLARGED
CUSTOM KITCHEN AND LAUNDRY ROOM CABINETS, BUILT-IN WINE STORAGE
FLOOR TO CEILING CABINET WALL IN LAUNDRY ROOM WITH FOLDING TABLE TOP
UNDER COUNTER LIGHTING AND RECESSED LIGHTING IN LIVING AREAS
LARGE ISLAND WITH QUARTZ, DRAWERS AND CABINETS ON BOTH SIDES
QUARTZ COUNTER TOPS, BACKSPLASH WITH MERCURY GLASS ACCENTS
STAINLESS APPLIANCES INCLUDING FIVE-BURNER GAS RANGE
CUSTOM CABINET VENT HOOD
PORCELAIN FARM SINK WITH ENLARGED WINDOW AND AN ADDITIONAL WINDOW ADDED
LUXURY VINYL PLANK FLOORING SET IN A HERRINGBONE PATTERN
SHIP LAP ACCENT WALL, STAIRCASE TREADS, NEWEL POSTS AND WROUGHT IRON SPINDLES
PAINTED INTERIOR, WALLS AND TRIM, CUSTOM TRIM AND DOOR FRAMES DOWNSTAIRS
DOOR KNOBS AND CABINET HARDWARE UPDATED
CEILING FANS

NEST THERMOSTATS

ALL DUCT WORK REPLACED IN SEPTEMBER, 2025
TWO AIR PURIFIERS ADDED TO A/C UNITS IN SEPTEMBER, 2025
GARAGE DOORS REPLACED
GARAGE STUDS REINFORCED WITH ADDITIONAL STUDS PLUS ADDED INSULATION
PATIO EXTENDED TO 600 SQUARE FEET
FRENCH DRAINS

ACTIVE NEIGHBORHOOD WITH SWIM AND TENNIS FACILITIES. NEIGHBORHOOD ELEMENTARY SCHOOL AND ZONED TO THE EXEMPLARY TOMBALL INDEPENDENT SCHOOL DISTRICT. SHOPPING AND RESTAURANTS IN CLOSE BY VINTAGE PARK. LONESTAR COLLEGE-UNIVERSITY PARK FOR HIGHER EDUCATION NEARBY. EASY COMMUTE VIA HIGHWAYS 249, 99, AND BELTWAY 8.