

# UPGRADES & FEATURES

4615 Golf Drive | Houston, TX

## Inside

- Thermador 6 burner + griddle gas range with double ovens
- Zephyr vent hood
- Thermador dishwasher
- Built-in KitchenAid refrigerator/freezer with ice & water in door
- Under-counter built-in microwave
- Large 2-compartment sink with disposal
- Custom-built cabinets throughout home
- Solid surface countertops
- Under-counter and over-counter lighting in kitchen
- All soft close drawers and cabinet doors
- Hidden cabinet drawer guides / European cabinet hinges
- Custom cabinet pull-outs & double trash container pull-out
- Wine refrigerator
- Built-in wine cabinet and bar cabinet
- Glass front display cabinets with lighting in butler's pantry
- New plumbing fixtures throughout
- Custom designed ramp sink in guest bathroom
- Travertine flooring in entry, kitchen, butler's pantry, hallway, half bath & utility room
- French limestone flooring and countertops in primary bathroom
- Gorgeous spa-like separate tub and shower
- Heated towel bar in primary bathroom
- Fireplace in living room and primary bedroom
- Raised ceilings & solid core doors throughout
- Solid wood trim throughout (no MDF)
- All interior walls insulated for noise abatement
- Ring doorbell / Nest smoke & CO detectors / Nest thermostats
- Low voltage LED lighting / Ceiling fans (4)
- Ice maker in utility room; room for refrigerator with water connection
- Utility room designed for undercounter washer and dryer
- Whole house alarm: door sensors, glass breaks, 2 keypads wired for 3rd
- Pre-wired audio/video distribution with home runs to A/V closet
- Central vac system
- Pex plumbing lines in half of house & copper lines in remaining half

## Outside

- Extensive, mature landscaping front and back
- Wi-Fi controlled sprinkler system front and back
- Gate with remote opener
- Numerous Anderson double pane windows (2014)
- New 5-ton AC & furnace system with media filter (2014)
- Replaced condensing coil on second AC unit with media filter (2019)
- New roof with ridge venting (2020)
- Metal eyebrow roofing over popout
- Stained wood porch ceilings / outdoor fans on back porch
- Hardi continuous soffit installed around entire home and garage
- Electrical outlets in soffits for Christmas lights
- Painted concrete - driveway, walkway and patio
- Fresh Exterior paint

## Attic

- 120 sq ft of climate-controlled attic storage space
- Additional large decked attic storage space
- Dual 50-gallon water heaters with crosslinked tanks
- R40 blown insulation in attic; R11 in walls

## Garage

- Epoxy garage floor
- Peg board walls with sheetrock ceiling