

-12203 Meadow Lake Dr, Houston, TX 77077-

Recent Updates & Improvements

Structural & Exterior Improvements

- Foundation: Repairs completed to improve structural stability (warranty attached).
- Drainage: Concrete improvements installed to assist with water protection.
- Roof: Renewed and repaired for enhanced weather protection.
- Gutters: Cleaned and serviced for proper water flow.
- Stucco: Exterior repairs completed where necessary.

Attic, HVAC & Efficiency Upgrades

- Attic: Repairs performed, including HVAC and electrical improvements.
- Insulation: Additional blown insulation installed for improved energy efficiency.
- Water Heater: Replaced with a new unit.
- HVAC: System serviced and tuned up.

Interior Updates

- Paint: Fresh interior paint applied throughout, including kitchen and bathroom cabinetry.
- Flooring: Existing carpet replaced with new flooring in two bedrooms.
- Fireplace: New tile surround installed.
- Kitchen: New backsplash tile installed.

Electrical & Lighting Improvements

- Outlets/Switches: Repaired, updated, or replaced where needed.
- Security: Doorbell system upgraded to Ring.
- Lighting: Additional recessed lighting installed in the living room and exterior.
- General: Various electrical improvements completed throughout

Kitchen & Hardware Enhancements

- Appliances: Added a Kitchen Aid wine cooler.
- Hardware: Updated cabinet hardware, door handles, and locksets throughout.
- Carpentry: Countertop and carpentry repairs completed where necessary.

Landscaping & Curb Appeal

- Landscaping: General improvements, including new plants and flowers.
- Irrigation: Performed necessary repairs and improvements.

With extensive updates to the home's major systems, interior finishes, and overall functionality, this property is move-in ready and offers exceptional value for its next owner.