

HOME UPGRADES & FEATURES

8603 Prelude Court | Woodwind Lakes, Houston TX 77040

3,555 Sq Ft | 4 Bedrooms | 3.5 Bathrooms

❄️ HVAC & AIR QUALITY



Upstairs AC & Furnace Replaced (2024)

Full replacement of upstairs air conditioning unit and furnace.



Downstairs AC Condenser & Attic Coil Replaced (Dec 2025)

New condenser and attic box coil installed downstairs.



New Coil & Copper Components

Updated coil and copper components throughout the system.



All AC Ductwork Fully Cleaned & Sealed (2025)

Complete cleaning and sealing of all AC duct work and register boxes — reduces allergens and improves air quality throughout the home. (\$2,500 service)



Attic Work Completed

Attic improvements completed in conjunction with HVAC updates.

■ SMART HOME & TECHNOLOGY



Upgraded Smart Light Switches

Smart switches installed in all main living areas and primary bedroom — control lighting with your phone or voice.



Full LED Lighting & Panel Upgrades

All lights replaced with LED throughout the entire home, including updated panels.



Fiber Optic Internet (High Speed)

Fiber optic line run directly to the media cabinet — blazing fast, reliable internet throughout the home.



Whole-Home Audio System

Surround sound speakers in upstairs living area; ceiling speakers in primary bedroom, primary bath, downstairs living area, garage, and outdoor areas.



Portable Generator Hook-Up

Natural gas connection ready for a portable generator — peace of mind during Houston storm season.

■ EXTERIOR & GARAGE



New 7.5 Ft Low-Profile Double Garage Door (2025)

Extra-tall garage door with side-mounted opener — fits a lifted truck or oversized vehicle. One of three garage bays.



Extra-Wide Metal Driveway Gate with Commercial Grade Opener (2024)

Heavy-duty metal gate with commercial-grade opener for added security and curb appeal.



Sprinkler System Updated (2026)

Full sprinkler system update completed in 2026. (\$2,000 investment)



New Larger Gutters on Rear of Home (2026)

Upgraded oversized gutters installed on the rear of the house for improved drainage.

■ OUTDOOR LIVING & ENTERTAINING



Natural Gas Outdoor Kitchen Island

Full outdoor kitchen with natural gas connection — built for serious entertaining.



Natural Gas Fire Pit

Permanent natural gas fire pit — no propane tanks, just flip a switch and enjoy.



Covered Patio

Spacious covered patio perfect for year-round outdoor living.



Private Playground

Private playground in the backyard — ideal for families with young children.

■ INTERIOR FEATURES & FINISHES



Full Kitchen Renovation

Updated kitchen with island, breakfast bar, walk-in pantry, and updated stainless steel appliances.



Primary Bathroom Fully Renovated

Complete renovation including soaking tub and updated finishes.



Downstairs Half Bath Remodeled

Updated half bathroom on the main floor.



Game Room Upstairs

Large upstairs game room — perfect for kids or a second living area.



Dedicated Home Office / Study

Private study on the main floor, ideal for working from home.



Original Hardwood Floors

Foyer, dining area, study, and living room feature original hardwood flooring.

**Tile Flooring**

Kitchen and bathrooms feature tile flooring.

**LVP Flooring**

Primary bedroom and upstairs bathroom feature luxury vinyl plank.

**Soaring Ceilings**

High ceilings throughout the main living areas create a grand, open feel.

**Tile Fireplace**

Beautifully tiled fireplace in the main living area.

**3-Car Detached Garage**

Oversized 3-car garage with one bay expanded to fit a lifted truck.

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