

Complete Renovation & Improvements

15806 Lakeview Dr. | Beach City, TX 77523

Exterior Improvements

- Brand new exterior siding
- Complete exterior repaint
- New roof improvements
- New exterior lighting
- Fresh landscaping and property cleanup
- Driveway and exterior pressure washed
- Two-acre homesite cleaned and enhanced
- Multiple exterior cosmetic repairs completed
- New front entry enhancements

Structural & Mechanical

- Entire home replumbed with new PEX plumbing
- Complete electrical system updated throughout
- New central HVAC system
- New water heater
- New insulation throughout the home
- HVAC ductwork inspected and serviced
- Mechanical systems upgraded for efficiency

Interior Improvements

- Entire home professionally repainted
- New flooring throughout
- New interior trim and baseboards
- Updated doors and hardware
- Modern lighting fixtures throughout
- New ceiling fans
- Updated electrical switches and outlets
- New smoke detectors
- Interior texture repairs where needed

Kitchen Remodel

- Completely renovated kitchen
- New custom cabinetry

- New quartz countertops
- New tile backsplash
- New sink and faucet
- New stainless appliances
- Updated lighting
- Breakfast nook area created
- Modern hardware throughout

Living Room

- Open concept design
- Electric Fireplace updated
- Built-in entertainment wall refreshed
- New lighting
- Modern finishes throughout

Primary Suites

- **Two full primary suites**
- Double vanity in each suite
- Completely remodeled bathrooms
- New showers
- New plumbing fixtures
- New mirrors
- New lighting
- New cabinetry

Additional Bathrooms

- Updated vanities
- New fixtures
- New toilets
- New mirrors
- New lighting
- New tile work

Bedrooms

- Fresh paint
- New flooring
- Updated lighting
- Ceiling fans
- New trim and finishes

Energy Efficiency

- New insulation
- New HVAC
- New water heater
- Updated electrical
- New PEX plumbing
- Energy-efficient lighting

School District

- Located in the highly sought-after **Barbers Hill ISD**.

Property Features

- Approximately **2 acres**
- Spacious floor plan
- Two luxurious primary suites
- Quiet country setting
- Easy access to Baytown, Mont Belvieu, and Houston
- Move-in ready with modern finishes throughout

Added Buyer Confidence

- **One-year contractor warranty** provided by **Elite Source Contractors** covering workmanship and installed systems (excluding Acts of God/natural disasters).

This renovation transformed the 1996 home into a fully modernized property while retaining the benefits of its nearly 2-acre lot. The updates include major mechanical systems, cosmetic finishes, and layout improvements, making it substantially more than a typical cosmetic flip.