

Features & Upgrades List

18319 Hereford Lane, Houston, TX 77058

Exceptional Kitchen Renovation (Approximately \$70,000)

- Updated electrical wiring
- Custom cabinetry with dimmable interior and under-cabinet lighting
- Premium Carrera marble countertops
- Professional-grade dual-fuel Thermador range and oven
- Samsung dishwasher
- Dual-zone wine and beverage refrigerator
- Samsung refrigerator
- Oversized custom island drawers designed for cookware storage
- Pantry featuring custom pull-out shelving for maximum organization

Exterior Features

- Professionally designed backyard swale for aesthetically effective stormwater drainage
- New fencing with two decorative iron gates

Interior Improvements

- Beautiful, engineered hardwood flooring
- New washer included, along with dryer
- Updated crown molding, baseboards, window trim, and door casings throughout
- Sliding doors added between the sitting room and kitchen, as well as the laundry room, providing enhanced privacy and functionality
- Climate-controlled sunroom professionally incorporated into the home's living space
- Updated interior lighting throughout
- Primary bathroom remodeled with elegant Baldwin brass fixtures
- Fresh interior paint in select areas

Mechanical & Structural Updates

- PEX plumbing throughout
- HVAC system and ductwork replaced in 2020
- Roof replaced in 2018.
- Driveway and parking area updated
- Attached two-car garage with window air-conditioning

Additional Highlights

- Gas Fireplace in family room
- HOA dues of just fees \$84 per year!
- Home has never flooded