

Features & Updates

14 Lush Meadow Pl
The Woodlands, TX 77381



Exterior

- Primo Orleans 23" Powder-coated, Outdoor Wall-Mounted Copper Lanterns in Electric Configuration with Gooseneck
- Decorative Wall Mounts (3)
- Romabio Limewashed brick
- Sprinkler System
- Newly painted trim and front door
- Newly Shingled Roof 2023
- Large Exterior deck in nicely sized and fully fenced backyard
- New roof installed Fall 2023 (prior to renovation work beginning)
- Sealed and stained backyard decking
- Cameras at garage, ring doorbell, backyard
- Grounded lightning rod removed

Interior

- Completely updated and renovated floorplan to raise kitchen ceilings and create/enlarge an open concept
- Family room/Kitchen while also creating a formal Entry, formal Dining, and Powder room.
- Enlarged Primary bedroom's bathroom and closet to create a spa-like owner's Ensuite/Retreat
- New Recessed Lighting in every room other than laundry room with a new fixture instead
- New base boards throughout
- New door and trim molding throughout
- All new custom cabinetry in kitchen and bathrooms
- All new Solid Core two-panel doors throughout
- Engineered Hardwood flooring throughout all living spaces other than tiled baths and laundry
- All new paint throughout
- All new door hardware throughout
- Board and Batten ceiling treatment at primary bedroom
- Plantation shutters throughout the home
- New internet wiring installed
- Internet wiring upgraded
- Electrical outlets added mid-wall height in living and primary bedroom for wall-mounted TVs (cord-free aesthetic; \$500/outlet)
- GFCI outlets installed
- Seller added the alarm system equipment (owned – it will stay with home) / Service is leased
- Motion detector and glass notification on windows (alarm box installed in coat closet)

Kitchen/Family/Breakfast

- Statuario Tivoli Quartz countertops
- 33" Blanco Precis Undermount Double Basin Siligant sink
- Zline Autograph Appliance package in Stainless/Champagne Bronze (includes 48" Duel Fuel range, 24" dishwasher, and 24" microwave drawer)
- Zline Professional 280-700 CFM 46" Wide Insert Range Hood in Stainless Steel
- Delta Trinsic Pull-Down Kitchen Faucet with Magnetic Docking Spray Head in Champagne Bronze
- Delta 24" Wall-Mounted Pot Filler in Champagne Bronze
- Delta Strainer Flange and Garbage Disposal Flange both in Champagne Bronze
- Delta Garbage Disposal Air Switch and Dual Outlet Power Module in Champagne Bronze
- Naomi Collection 3 Light 24" Wide Wood Pendant in brass (1)
- Visual Comfort Wellfleet 18" Wide Pendants in Midnight Black/Burnished Brass (2)
- Emtek Mod Hex Solid Forged Brass cabinet pulls and knobs
- New Fireplace surround in marble mosaic
- New Fireplace hearth in quartz
- Interior Firebox insert painted with firebrick paint
- Custom built in
- Z-line 42" refrigerator/ Freezer
- Roll out drawers at kitchen custom cabinets and pantry

Brittany Hunter | (713) 560-1299 | Brittany@Blairrg.com

HATTIE MOURTON TEAM | BLAIR REALTY GROUP

Features & Updates

14 Lush Meadow Pl
The Woodlands, TX 77381



Exterior

- Primo Orleans 23" Powder-coated, Outdoor Wall-Mounted Copper Lanterns in Electric Configuration with Gooseneck
- Decorative Wall Mounts (3)
- Romabio Limewashed brick
- Sprinkler System
- Newly painted trim and front door
- Newly Shingled Roof 2023
- Large Exterior deck in nicely sized and fully fenced backyard
- New roof installed Fall 2023 (prior to renovation work beginning)
- Sealed and stained backyard decking
- Cameras at garage, ring doorbell, backyard
- Grounded lightning rod removed

Interior

- Completely updated and renovated floorplan to raise kitchen ceilings and create/enlarge an open concept
- Family room/Kitchen while also creating a formal Entry, formal Dining, and Powder room.
- Enlarged Primary bedroom's bathroom and closet to create a spa-like owner's Ensuite/Retreat
- New Recessed Lighting in every room other than laundry room with a new fixture instead
- New base boards throughout
- New door and trim molding throughout
- All new custom cabinetry in kitchen and bathrooms
- All new Solid Core two-panel doors throughout
- Engineered Hardwood flooring throughout all living spaces other than tiled baths and laundry
- All new paint throughout
- All new door hardware throughout
- Board and Batten ceiling treatment at primary bedroom
- Plantation shutters throughout the home
- New internet wiring installed

Interior

- Internet wiring upgraded
- Electrical outlets added mid-wall height in living and primary bedroom for wall-mounted TVs (cord-free aesthetic; \$500/outlet)
- GFCI outlets installed
- Seller added the alarm system equipment (owned — it will stay with home) / Service is leased
- Motion detector and glass notification on windows (alarm box installed in coat closet)

Dining Room

- Visual Comfort Talia 8-Light 33" Wide Chandelier with Gold/Clear swirled glass bulbs

Kitchen/Family/Breakfast

- Statuario Tivoli Quartz countertops
- 33" Blanco Precis Undermount Double Basin Siligrant sink
- Zline Autograph Appliance package in Stainless/Champagne Bronze (includes 48" Duel Fuel range, 24" dishwasher, and 24" microwave drawer)
- Zline Professional 280-700 CFM 46" Wide Insert Range Hood in Stainless Steel
- Delta Trinsic Pull-Down Kitchen Faucet with Magnetic Docking Spray Head in Champagne Bronze
- Delta Strainer Flange and Garbage Disposal Flange both in Champagne Bronze
- Delta Garbage Disposal Air Switch and Dual Outlet Power Module in Champagne Bronze
- Naomi Collection 3 Light 24" Wide Wood Pendant in brass (1)
- Visual Comfort Wellfleet 18" Wide Pendants in Midnight Black/Burnished Brass (2)
- Emtek Mod Hex Solid Forged Brass cabinet pulls and knobs

Brittany Hunter | (713) 560-1299 | Brittany@Blairrg.com

HATTIE MOURTON TEAM | BLAIR REALTY GROUP

FEATURES AND UPDATES

14 Lush Meadow Pl The Woodlands, TX 77381

Kitchen/Family/Breakfast

- New Fireplace surround in marble mosaic
- New Fireplace hearth in quartz
- Interior Firebox insert painted with firebrick paint
- Custom built in
- Z-line 42" refrigerator/ Freezer
- Roll out drawers at kitchen custom cabinets and pantry
- Custom built-in ZLINE 42" refrigerator/freezer – Autograph Collection
- Custom cabinetry surrounding the extra-tall, non-standard fridge
- Roll-out drawers added in custom kitchen cabinets and pantry

Bedrooms & Bathrooms

- Board and batten ceiling treatment in the primary bedroom
- Shiplap accent wall in bedroom 3
- Diverter valve for handheld shower in the primary bath is currently being corrected (ordered and in queue for install)
- Shower door hinges in Bath 2 will be adjusted (contractor confirmed and scheduled)

Powder Room

- High-end, hand-made Concretti vessel sink, dubbed the "Houston" in the colorway "Licorise"
- Custom hand-made floating vanity of Black Vermont leathered quartz
- Vigo Apollo 1.2 GPM Vessel Single Hole Faucet with matching Vigo pop-up drain both in Matte Gold
- Belwith Keeler Firenze 2-1/2" Modern "T" Bar Italian Marble Glam Cabinet Knob / Drawer Knob
- Metal framed decorative mirror in brushed brass

Hall Bathroom

- Honed Marble Hex tile flooring
- Honed Marble 4" x 12" Marble tile on shower walls
- Honed Marble mosaic shower floor
- Oversized rounded black metal framed mirror

Hall Bath

- Frameless glass and shower door with matching hardware
- Belwith Keeler Firenze Conical Italian Marble Knobs
- Kohler Purist plumbing fixtures in Vibrant Brushed Moderne Brass with upgraded cross handles
- Belwith Keeler Firenze Collection Italian Marble and brass golden brass cabinet knobs

Laundry Room

- Marble mosaic basketweave tile flooring
- New Light fixture
- New two panel steel door to garage with new hardware
- Shiplap accent wall in laundry room
- New electrical outlet for dryer
- Dryer outlet replaced

Master Bathroom

- Porcelain tile flooring
- Delta Trinsic Monitor 17 Series Dual Function Pressure Balanced Shower Only with Integrated Volume Control in Champagne Bronze
- Delta Trinsic Three Function Diverter with two independent positions and one Shared Position for extra Rain Head and
- Hand-held Shower Wand
- Bench seat and Shower Niche
- San Dona Marble shower tile on shower walls and shower floor
- Back wall of shower with Laura Ashley Designer Porcelain tile
- Frameless Shower glass and door with matching hardware
- Champagne Bronze cabinet hardware to match plumbing
- Decorative Framed mirrors over vanities
- Make-up vanity with modern light fixture

Brittany Hunter | (713) 560-1299 | Brittany@Blairrg.com

HATTIE MOURTON TEAM | BLAIR REALTY GROUP