

COMPASS

Feature Sheet

1310 Nantucket Drive, Houston, TX 77057

Outdoor Living & Pool

- Professionally refreshed landscaping throughout the exterior and pool area
- New artificial turf, exterior lighting, and concrete/travertine steps
- New saltwater pool with heater, fountains, and upgraded features
- New water softener system

Garage & Mechanical

- Three A/C units, professionally maintained quarterly
- Upgraded garage with new tile flooring, mirrors, lighting and fixtures
- Custom built-in garage storage/workspace
- New see-through glass addition connecting the garage and interior of the home

Interior Enhancements

- Hardwood flooring professionally re-sanded and re-stained
- Redesigned and updated stairwell
- New glass safety barrier from the first to second floor
- Venetian plaster professionally refreshed with paint touch-ups
- New refrigerator
- Control4 smart home system

- Home designed with the option for a future elevator shaft

Bedrooms & Bathrooms

- Custom built-ins added to secondary bedroom
- New statement wall mirror in additional secondary bedroom
- Powder bath updated with new designer wallpaper
- Primary bathroom upgraded with new mirrors and custom wood paneling above the bathtub
- Laundry room refreshed with new wallpaper
- Washer & dryer included

Third Floor & Rooftop

- Extensively remodeled third floor
- Rooftop exterior enhanced with new turf, fresh paint, custom paneling, and a new covered extension
- New quartz countertop on third floor
- New light fixtures and upgraded switches throughout