



811 Bayou River Drive

Fleetwood West • Harris County, TX
3 Bedrooms • 2.5 Baths • 2,143 Sq Ft



Structural & Exterior Integrity

- Roofing: Installed a brand-new flat roof. (2017)
- Roofing: Installed a brand-new shingle roof. (2026)
- Windows & Entryways: Installed all new windows, doors, and screens on the back of the home. (2017)
- Painting: Painted the entire exterior of the home. (2026)
- Installed new driveway and sidewalk (2017)



Landscaping, Yard & Drainage

- Drainage: Installed underground French drains that route water directly to the street. (2017)
- Irrigation: Installed a full sprinkler system servicing both the yard and flower beds. (2021)
- Fencing: Installed a new treated Cedar fence in both the front and back yards (2024), plus a dedicated fence and gate leading to the garage. (2026)



Garage Upgrades

- Doors & Equipment: Replaced garage doors and one garage door opener. (2018)
- Access: Added an exterior digital keypad to provide access without needing a remote opener. (2024)
- Installed new cedar pickets and door with new hardware on side of garage near patio to match fence. (2026)



Mechanical, Electrical & Plumbing (Systems)

- Plumbing: Replaced the legacy plumbing system entirely with new PEX piping. (2015)
- Electrical Panel: Upgraded the exterior breaker panel box. (2016)
- Brand new furnace and ac unit installed in 2017.
- Brand new water heater installed in 2015.



Interior Finishes & Common Spaces

- Painting: Painted the 2nd Floor Primary bedroom (2026) and 1st Floor (2017) Interior completely (including the fireplace) 2017.
- Flooring: Installed brand new tile throughout the entire first floor and all bathroom's upstairs. (2017) Installed new carpet upstairs. (2021)
- Trim & Architectural Elements: Added new crown molding on both the 1st (2015) and 2nd (2021) floors, and updated the staircase with a brand-new railing (2017).
- Doors: Installed all new interior doors and trim. 1st Floor (2017) 2nd Floor (2021)



Lighting & Climate Control

- Ceiling Fixtures: Installed new canned lighting throughout the home alongside new ceiling fans in every room. (2017)
- Exterior Lighting: Installed new light fixtures outside. (2024)

Kitchen & Bathrooms

- Cabinetry & Counters: Removed old units and installed brand new cabinets paired with premium marble countertops (marble-bathrooms/ quartz- kitchen) (2017)
- Fixtures & Plumbing Upgrades: Updated all bathrooms with new light fixtures, modern faucets, and new toilets. (2015)
- Shower Conversion: Removed the old bathtub/shower combo and converted it into a dedicated walk-in shower. (2015)
- Remove cabinets and created arches in kitchen. (2015)
- Note: Remodeling details apply to the Primary Bathroom, downstairs 1/2 bathroom, and the kitchen.