

12539 WEST HILLOCK LANE

HOUSTON, TX 77047

Home Features & Upgrades

EXCEPTIONAL FEATURES | MODERN UPGRADES | MOVE-IN READY

2025 NEW ROOF

GENERAC 22 kW WHOLE-HOME GENERATOR WITH TRANSFER SWITCH

RINNAI TANKLESS WATER HEATER

CARRIER 2.5 TON AC UNIT

INTERIOR FINISHES

- **Ceramic Tile** – Silver Travertine (18" x 18")
- **Hand-Scraped Hardwood** – Medium Brown with Rich Dark Grain (36" Planks)
- **Custom Cabinetry Throughout**
- **Double-Paned Windows** for Enhanced Efficiency & Comfort
- **Cultured Marble Countertops** in Bathrooms

KITCHEN & LAUNDRY

- **Frigidaire Refrigerator with Ice Maker**
- **Frigidaire 5-Burner Gas Range**
- **Frigidaire Microwave**
- **Frigidaire Top-Loading Washer** (MaxFill® with Glass Viewing Lid)
- **Frigidaire Front-Load Electric Dryer**
- **Tiled Backsplash**
- **Black & White Antico Granite Countertops**

SYSTEMS & UPGRADES

- **Generac 22 kW Whole-Home Generator with Transfer Switch (≈ $11,000)**
- **Carrier 2.5 Ton AC Unit**
- **Rinnai Tankless Water Heater**
- **Ecobee Digital Thermostat**
- **Custom Cabinetry in Home**

OUTDOOR LIVING & EXTERIOR

- **Oversized Covered Front Porch – 15' x 4'**
- **Oversized Covered Back Patio – 15' x 8'**
- **Full Sprinkler System – Front and Back Yards**
- **Full Gutters – Front, Back and Sides**
- **Upgraded Brick Columns at Entry**
- **HOA-Maintained Front Yard** for Added Convenience
- **Epoxy Flooring in Garage**

PREMIUM FINISHES | MODERN COMFORT | THOUGHTFUL UPGRADES | LOW-MAINTENANCE LIVING | EXPANDED OUTDOOR SPACES