SHADOWBRIAR

12306 Burgoyne

Houston, Texas 77077

4 BEDROOMS | 2.5 BATHROOMS | GAME ROOM | POOL

OUTDOOR LIVING & CURB APPEAL

- Pool updated with gunite, coping and tile **| 2024**
- Backyard renovated with decking and turf **| 2024**
- Front walkway replaced with paver stones **| 2026**
- Fence replaced **| 2021**
- Professional landscaping with weekly maintenance

INTERIOR UPDATES

- Primary and upstairs bathrooms renovated **| 2026**
- Lighting fixtures updated **| 2026**
- Kitchen and half bath renovated **| 2021**
- Whole-house double-pane windows and first-floor shutters **| 2021**

SYSTEMS, STRUCTURE & MAINTENANCE

- Water heater replaced **| 2026**
- Sewer line repaired at city easement **| 2026**
- Foundation work: 8 exterior pilings with lifetime warranty **| 2018**
- Annual air duct cleaning and HVAC maintenance