2915 Veva Drive

WILLOWICK PEARLAND

Features & Upgrades

COMPLETED FALL 2025

OVER $90K IN UPGRADES & REPAIRS

NEW HVAC SYSTEM WITH ALL NEW DUCTWORK JUST INSTALLED! OCTOBER 2026

AMERICAN STANDARD WITH 10 YR WARRANTY ON PARTS, 1 YR ON LABOR

SELLER AGREES TO REPLACE ROOF WITH A CERTIFIED ARCHITECTURAL SHINGLE & ENGINEERED WITH A WPI-8

UPON RECEIVING AN ACCEPTABLE OFFER & WILL HAVE INSTALLED THE DAY AFTER OPTION PERIOD IS OVER!

MAKE-READY CLEANING JUST COMPLETED! MOVE-IN BEFORE THE HOLIDAY'S!

- ENTIRE INTERIOR COMPLETELY REPAINTED: WALLS, CEILINGS, BASEBOARDS, TRIM, WINDOWSILLS, CABINETS, INSIDE CLOSETS, SHELVES, GARAGE WALLS & CEILINGS
- ALL NEW FLOORING: ENTIRE DOWNSTAIRS LIONS FLOORING LUXURY VINYL PLANK, ENTIRE UPSTAIRS NEW CARPETING WITH 1/2" PADDING, LVP IN BATHROOM UPSTAIRS, LVP STAIR STEPS W/WHITE PAINTED WOOD RISERS
- SOD WAS REMOVED FROM FRONT YARD, NEW FLOWERBED DESIGN WITH NEW PLANTING MIX, WEED BARRIER AND NEW PLANTS & SHRUBBERY INCLUDING TEXAS SAGE & FOXTAIL FERNS, SURFACE ROOTS FROM TREE REMOVED, NEW SAINT AUGUSTINE GRASS WAS LAID. NEW ROCK BORDER INSTALLED, NEW MULCH
- ALL OUTSIDE CONCRETE POWERWASHED INCLUDING GARAGE FLOORS, DRIVEWAY, SIDEWALKS & BACK PATIO
- ALL WINDOWS PROFESSIONALLY CLEANED INSIDE AND OUT
- NEW LIGHTING WITH LED BULBS INSTALLED: ENTRY, BREAKFAST FAN WITH LIGHT, DINING ROOM, FAMILY ROOM FAN WITH LIGHT, MASTER BEDROOM FAN WITH LIGHT, MASTER BATH VANITY LIGHT & OVER TUB, UTILITY ROOM LIGHT, HALL LIGHTS UP AND DOWN, UPSTAIRS BATHROOM VANITY LIGHT, ½ BATH REFURBISHED LIGHT WITH LED BULBS, EXISTING FANS UPSTAIRS REPLACED LED BULBS, ALL RECESSED CANS REPLACED WITH LED LIGHTING.
- MASTER SHOWER HAD ALL GROUT & CAULKING REMOVED & NEW WHITE EPOXY GROUT & NEW CAULKING INSTALLED, SHOWER PAN RESURFACED, NEW FRAMLESS GLASS DOOR & GLASS WALLS INSTALLED WITH ELEGANT HANDLE, NEW DELTA SHOWER FIXTURE WITH HANDLE INSTALLED
- MASTER TUB HAD ALL CAULKING REMOVED AND REINSTALLED, CULTURED MARBLE WAS RESURFACED WITH EPOXY, NEW DELTA FAUCET AND HANDLE INSTALLED
- MASTER VANITY WAS RESURFACED WITH EPOXY AND BOTH FIXTURES WERE REPLACED WITH NEW CHROME PUSH BUTTON DRAIN STOPPERS.
- ½ BATH PEDESTAL RESURFACED AND NEW BLACK FAUCET & PUSH BUTTON DRAIN STOPPER INSTALLED, NEW BLACK FRAMED MIRROR INSTALLED
- UPSTAIRS BATHROOM TUB/SHOWER COMBO HAD ALL GROUT & CAULKING REMOVED AND REPLACED WITH EPOXY BLACK GROUT & NEW CAULKING, RESURFACED TUB, NEW BLACK SHOWER/BATH DELTA FIXTURE INSTALLED, DOUBLE VANITY RESURFACED & NEW BLACK FIXTURES W/BLACK PUSH BUTTON DRAIN STOPPERS INSTALLED
- KITCHEN CABINET DOORS & DRAWER FRONTS REMOVED & REPLACED WITH CUSTOM BUILT SHAKER STYLE DOORS & DRAWER FRONTS - EXISTING CABINETS WERE CLEANED & COMPLETELY REPAINTED INSIDE & OUT GIVING KITCHEN A COMPLETELY NEW LOOK.
- NEW OVER RANGE VENTED MICROWAVE INSTALLED
- NEW FENCE & GATE INSTALLED ON RIGHT SIDE ON BACKYARD.