Feature List

4314 Donna Bell
Houston, TX

MAJOR SYSTEMS & INFRASTRUCTURE

- **Electrical:** All-new wiring and electrical panel replaced as part of complete renovation.
- **Plumbing:** All-new PEX water lines (including main supply) and sewer lines replaced.
- **HVAC:** New HVAC system installed including all ducting and Nest thermostat.
- **Roof:** New roof installed with GAF Timberline 30-year shingle.
- **Foundation:** Foundation leveled. (Engineer certified)
- **Insulation:** New insulation installed to code.
- **Windows:** All-new vinyl double-pane, low-e windows installed.

KITCHEN

- **Countertops:** Quartzite countertops.
- **Appliances:** Bespoke Samsung stainless steel gas range, refrigerator, and dishwasher.
- **Cabinetry:** Soft-close cabinets and drawers.
- **Layout:** Large kitchen with center island and abundant storage.
- **Lighting:** Under-cabinet lighting.

INTERIOR FINISHES & FEATURES

- **Flooring:** True luxury vinyl flooring with 22mm wear layer.
- **Lighting:** Designer fixtures and LED lighting in every room with dimmers in strategic locations.
- **Natural Light:** Abundant natural light.
- **Storage:** Generous storage at every turn.
- **Laundry:** Large dedicated laundry room.

PRIMARY SUITE

- **Closet:** Large walk-in closet with built-in shelving.
- **Ceiling Fan:** Designer ceiling fan.
- **Vanity:** Dual sink vanity with linen closet.
- **Shower:** Large spa-style shower with bench.
- **Tile:** Designer tile in all wet areas.

EXTERIOR & OUTDOOR LIVING

- **Front Yard:** Covered porch with accent lighting and grand oak tree.
- **Backyard:** Large private fenced backyard with new deck.
- **Curb Appeal:** Classic 1955 brick mid-century modern exterior with brick paver walkway.

LOCATION

- **Neighborhood:** Sought-after Oak Forest.
- **Walkability:** Walking distance to parks, hike and bike trails, and neighborhood shopping.

NOTE: ALL INFORMATION PROVIDED BY SELLER. BUYER SHOULD VERIFY.