



TAMMY
HENDRICKS
TEAM

COMPASS
TEXAS

BESPOKE RESIDENCE · DESIGNER FINISHES

Home Upgrades & *Improvements*

28742 CHAMPIONS DRIVE
MAGNOLIA, TEXAS

9

DESIGNER BRANDS

25+

BESPOKE UPGRADES

2025

LATEST RENOVATION

TAMMY HENDRICKS TEAM

COMPASS TEXAS · MAGNOLIA, TX

SECTION ONE

A Curation of *Premium* Brands

The names behind every appliance, fixture, and finish

From the kitchen's Sub-Zero refrigeration to Perrin & Rowe fixtures in every bath, this home has been outfitted with a deliberate selection of heritage and luxury brands each chosen for craftsmanship, longevity, and design integrity.

REFRIGERATION Sub-Zero 36" French Door fridge/freezer & 36" refrigerator-freezer drawers in laundry.	RANGE & OVENS AGA 5-burner range with two ovens, one broiler, and warming drawer.	DISHWASHER KitchenAid Built-in dishwasher integrated into custom cabinetry.
ICE MAKER Scotsman Pebble & cube ice maker installed in laundry room.	DISPOSAL InSinkErator Heavy-duty kitchen disposal unit.	PLUMBING FIXTURES Perrin & Rowe English-made fixtures across kitchen and baths.
PLUMBING FIXTURES Hansgrohe German-engineered fittings throughout the home.	BATHS & BASINS Victoria + Albert Hand-finished tubs and basins crafted from volcanic limestone.	LIGHTING Lucent Hand-made island chandelier — commissioned bespoke piece.

SECTION TWO

Room-by-Room *Improvements*

Every space considered every detail bespoke

Kitchen ALL NEW · 2025

- **Sub-Zero 36" French Door Refrigerator/Freezer** — 21 cu. ft. SUB-ZERO
- **AGA 5-Burner Range** — two ovens, one broiler, warming drawer AGA
- **KitchenAid Dishwasher** — built-in KITCHENAID
- **InSinkErator Disposal** INSINKERATOR
- **Heavy-duty exhaust fan** with bespoke enclosure integrated into kitchen design
- **Manor House kitchen sink**
- **Custom bespoke cabinetry and island**
- **Hand-made island chandelier** from Lucent commissioned piece LUCENT

Laundry & Pantry BESPOKE CABINETRY

- **Sub-Zero 36" Refrigerator/Freezer Drawers** — 6.3 cu. ft. SUB-ZERO
- **Scotsman Pebble/Cube Ice Maker** SCOTSMAN
- **Bespoke laundry & pantry cabinetry**

Bathrooms ALL NEW · THROUGHOUT

- **New plumbing fixtures throughout** from Perrin & Rowe and Hansgrohe PERRIN & ROWE
- **Victoria + Albert baths and basins** volcanic limestone VICTORIA + ALBERT
- **New showers, toilets, sinks, and mirrors** throughout
- **Custom-made cabinetry** in every bathroom

Family & Living Rooms ARCHITECTURAL FEATURES

- **New light fixtures** throughout
- **Two 60-inch wagon-wheel chandeliers** in the vaulted ceiling
- **Custom-made cabinetry** and fireplace surround

Library, Offices & Game Room BESPOKE MILLWORK

- **Floor-to-ceiling library shelving** with wheeled ladder
- **Custom cabinetry and paneling** throughout

Throughout the Home COMFORT & CLIMATE

- **New ceiling fans** in bedrooms, back patio, and upstairs balcony
- **Bespoke outdoor powder room** with custom cabinetry
- **Bonus room air conditioner** — 2025
- **Additional HVAC units** — 2016–2017
- **Nest smart heating controls**

A NOTE ON QUALITY

Crafted with *intention*.

Every appliance, fixture, and finish in this home was selected with care from heritage British plumbing to a chandelier commissioned by hand. The result is a residence where craftsmanship is felt in every room.

LISTED BY

Tammy Hendricks Team

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