



2311 Stoney Brook Dr

Highlight & Upgrade List

Floor Plan & Interior

Redesigned open-concept floor plan with study/flex room, enlarged primary closet & ensuite. Updated interior doors, 5" baseboards, 4" door trim, Schlage door knobs, decorative ceiling fans & updated lighting throughout.

Kitchen

Custom shaker-style cabinetry, quartz counters, glass subway tile backsplash, white oak floating shelves, under cabinet lighting, pot filler, stylish hardware & GE appliances including 36" cooktop, double oven, recessed vent hood & drawer microwave.

Primary Suite

Updated primary ensuite w/ custom shaker cabinetry, freestanding tub, black plumbing & lighting fixtures, oversized 16x48 tile shower w/ frameless doors, marble shower floor, private water room w/ floating shelves & large custom walk-in closet w/ secret storage closet.

Secondary Rooms & Bath

Large secondary bedrooms w/ custom closet systems, shoe shelving & extra storage. Updated secondary bath w/ custom cabinetry, linen storage, modern lighting, black fixtures, round mirrors, vessel sink & designer tile.

Office & Living

Custom office cabinetry, ample lighting, large front-facing windows & glass French doors. Living area includes tile surround fireplace w/ heat-generating electric fireplace.

Exterior & Outdoor Living

Updated exterior w/ black frame energy-efficient windows, whitewashed brick, painted shutters, bronze gutters, exterior recessed/sconce lighting, upgraded hardscaping, stamped concrete entry & backyard patio, Hercules 12x30 cedar pergola with 10 year no-leak warranty, 8-ft+ privacy fence, sprinkler system & backyard drainage to the street.



Major Systems & Improvements

Upgraded copper electrical wiring, panel box, recessed lighting, outlets, switches, 2023 water heater, auto garage doors/openers w/ keyless entry, underground PVC sewer and drainage, PEX plumbing, 2023 roof w/ vents/drip edge/roof jacks, windstorm strapping, energy-rated windows, attic blow-in & batt wall insulation.

Technology & Wiring

Cat 6 wiring to all rooms, control panel box, wall TV connections, tubing for cable provider lines, front door wired for Ring camera bell & prewired cameras in front/back yard.

Foundation, Permits & Peace of Mind

2023 foundation repair w/ warranty & permits. Architecturally designed/engineered plans approved & inspected by City of Houston, including framing, electrical, plumbing, HVAC, appliances & fireplace inspections. The home has never flooded due to storms, per the seller.