

FULLY RENOVATED RESIDENCE

The Ultimate Home for Entertaining · Move-In Ready ·
Over \$100,000 Invested in Renovations Since 2024

With over \$100,000 invested in renovations since 2024, this home has undergone a comprehensive, top-to-bottom transformation — purpose-built for those who love to entertain. From the custom Argentine woodfire grill and transformed backyard to the intimate interior courtyard ideal for private dinners, every space has been thoughtfully designed for family, friends, and memorable gatherings.

◆ Signature White Limewash Exterior ◆

The white limewash finish applied to the entire exterior elevates curb appeal with an antique, upscale character found in some of Houston's most sought-after neighborhoods — a finish that improves with age and sets this home apart on the street.

EXTERIOR & CURB APPEAL

Dramatic street presence achieved through a full exterior refresh — the new white limewash finish applied to the entire exterior delivers an antique, upscale aesthetic synonymous with some of Houston's most sought-after neighborhoods. Paired with all-new impact-rated windows and doors, new exterior lighting throughout, motion detection lighting on every corner, security cameras, and a completely reimagined backyard and outdoor living area, this home makes an unforgettable first impression — day and night.

- ▶ White limewash finish — entire exterior, antique upscale look
- ▶ All-new hurricane-impact windows throughout
- ▶ New front entry door — antique style
- ▶ New exterior door — living room to patio
- ▶ New garage door
- ▶ New 7' perimeter fence with private gate
- ▶ New front entry walkway — vintage antique brick
- ▶ All new exterior lighting throughout
- ▶ Motion detection lighting — all four corners of home
- ▶ New security cameras — full perimeter coverage
- ▶ New sprinkler system
- ▶ Exterior landscaping — fully refreshed
- ▶ New electrical breaker panel

SECURITY & PEACE OF MIND

This home has been thoughtfully upgraded with a comprehensive security package — giving your family increased safety and confidence. The new 7-foot perimeter fence, motion detection lighting on each corner of the home, full security camera coverage, and all-new exterior lighting create a well-lit, well-protected environment inside and out.

- ▶ New 7-ft perimeter fence — full privacy and security
- ▶ Motion detection lighting — all four corners of home
- ▶ Security cameras — full exterior perimeter coverage
- ▶ All new exterior lighting throughout
- ▶ Gated backyard access — controlled guest entry
- ▶ Hurricane-impact windows and doors — storm and intrusion rated

OUTDOOR LIVING & BACKYARD

A unique home for entertaining — the fully transformed backyard and patio area is anchored by a custom Argentine woodfire grill, premium artificial turf, and a new 7-foot perimeter fence that creates a completely private outdoor retreat. Perfect for gatherings of any size, from casual afternoons with family to weekend cookouts with friends. Accessible via a new gated walkway with private guest access.

- ▶ Custom Argentine woodfire grill
- ▶ Premium artificial turf — full backyard
- ▶ Resurfaced patio decking
- ▶ New outdoor concrete finish
- ▶ New 7-ft perimeter fence — full privacy
- ▶ New backyard walkway — gated private access for guests
- ▶ Attached shed removal — reclaimed space
- ▶ Tree removals and landscaping
- ▶ New exterior white limewash

INTERIOR COURTYARD

A rare and standout feature — the fully transformed interior courtyard offers a stunning second entertainment option: an upscale, private setting for intimate dinners, cocktail evenings, or smaller gatherings with guests. Finished with vintage antique brick, atmospheric outdoor lighting, and fresh white limewash walls, it creates an ambiance few homes can match.

- ▶ Full courtyard transformation
- ▶ New drainage system and concrete base
- ▶ Vintage antique brick finish
- ▶ New outdoor lighting
- ▶ New exterior white limewash

PRIVATE NOOK & HOME ENTRYWAY

A newly created private retreat at the entrance of the home — a thoughtfully designed nook with new drainage, natural landscaping rocks, and fresh plantings, offering a quiet space to read or relax before stepping inside.

- ▶ New private nook at home entryway
- ▶ New landscaping and plantings

- ▶ New drainage system installed
- ▶ Natural landscaping rocks — relaxation space
- ▶ Serene, private atmosphere — ideal for reading or unwinding

INTERIOR — LIVING SPACES

Every interior room has been refreshed with new paint, new wood flooring, new windows, and updated fixtures — creating a bright, cohesive, move-in-ready home throughout.

Bedrooms & Bathrooms

- ▶ Four bedrooms, 2.5 baths
- ▶ New hybrid water-resistant wood flooring in all 4 BRs
- ▶ New sheetrock walls applied to all 4 BRs
- ▶ New ceiling fans in all rooms
- ▶ All new windows
- ▶ All new interior/exterior doors
- ▶ Master bath — refreshed painting and new KOHLER toilet, refreshed vanity, new sink faucets
- ▶ Guest bathroom — new KOHLER toilet
- ▶ Plantation shutters — master bedroom and guest bedroom

Living Rooms

- ▶ New sheetrock walls
- ▶ New ceiling fans
- ▶ New windows
- ▶ New exterior door to patio
- ▶ All new interior white paint

Home Office

- ▶ New paint
- ▶ New French doors

Kitchen, Dining & Breakfast Rooms

- ▶ New interior white paint throughout
- ▶ Freshly refreshed and move-in ready

LAUNDRY & UTILITY

- ▶ New water heater — relocated to garage
- ▶ New plumbing for new laundry sink
- ▶ New water heater hookup, plumbing, and exterior vents

GARAGE

- ▶ New epoxy flooring — gray finish
- ▶ New ceiling panels
- ▶ Two new garage doors

RENOVATION HIGHLIGHTS AT A GLANCE

Exterior	Interior	Outdoor & Courtyard	Systems
▶ Limewash finish ▶ Impact windows & doors ▶ New garage door, flooring ▶ Perimeter fence	▶ New wood flooring ▶ New walls & paint ▶ New windows & doors ▶ 4 bedrooms refreshed	▶ Argentine grill ▶ Artificial turf ▶ Antique brick courtyard ▶ New outdoor lighting	▶ New breaker panel ▶ New water heater ▶ New plumbing ▶ New sprinkler system

BUILT FOR ENTERTAINING · SECURED & HURRICANE READY · MOVE-IN CONDITION