

11511 Royal Plain Avenue, Houston TX

Property Features & Upgrades

Smart Home & Technology

- Fully integrated smart home system (Control4) managing:
 - Security system
 - Cameras
 - Lighting
 - Air conditioning
 - Built-in audio / media system
- Wireless smart door locks integrated with the Control4 system
- Garage doors integrated with Control4 system
- Cat 6 networking throughout the entire home
- Two wireless access points for enhanced Wi-Fi coverage
- Deluxe Technology Package

Kitchens & Appliances

- Full second kitchen featuring:
 - Slow-closing cabinets
 - Sink
 - Refrigerators
 - Electric cooktop
 - Hood
- Premium Miele appliances, including:
 - Miele cooktop
 - Miele hood
 - Miele dishwasher
 - Double oven
 - Microwave
 - Miele KF1903Vi MasterCool 36" Bottom Mount Refrigerator
 - Built-in Miele wine cooler
- Built-in ice maker
- Secondary double-door refrigerator
- Under-sink drinking water RO system with electronic valve and remote switch

Garage & Storage

- Three oversized garages
- High-quality epoxy flooring in all garage spaces
- Built-in garage cabinetry and work desk with 8 drawers
- Additional overhead garage storage
- Large built-in Winchester safe

Flooring, Doors & Interior Finishes

- No carpet throughout the home
- Whole-house flooring made of durable, high-quality tile
- 1/8" grout lines
- All interior doors are solid, high-quality doors
- Additional doors between the Master Bedroom and Master Bathroom

Bathrooms

- Italian marble countertops in all bathrooms
- Frameless glass shower enclosures
- Italian marble tub splash, deck, and skirt in the Master Bath
- All bathrooms include:
 - Vanity fixtures
 - Shower fixtures
 - Tub fixtures
 - Towel bars
 - Towel rings
 - Toilet paper holders
- Polished chrome Kohler fixtures

Water Systems & Plumbing

- Whole-house dual-media water softening and filtration system
- Two water heaters:
 - Tankless heater
 - Natural gas tank heater
- PEX plumbing system with centralized valve control panel
- Utility room sink with undermount installation

Outdoor Features & Courtyard

- Three tower water fountains with pump and lighting
- Brand-new natural gas fire pit
- Natural gas lines and valves for BBQ / grill and fire pit
- Deluxe landscaping pavers
- Premium corner lot paving upgrades

Additional High-End Finishes

- Italian granite kitchen countertops and backsplash with unique patterns
- Premium tile installations including mosaic accents
- Additional electrical upgrades and professional installations