

1211 Nantucket Drive, Unit C

Houston, Texas 77057 • Westhaven Estate (Gated)

4 BED | 4.5 BATH | 4,695 SQ FT | 2 STORIES | PRIVATE ELEVATOR

This home has been heavily updated since it was last on the market. It has undergone a comprehensive, professionally managed renovation touching nearly every system, surface, and finish — inside and out. The following is a detailed summary of the improvements completed for the incoming owner.

STANDOUT UPGRADES — Private-elevator access across both levels • brand-new back patio with paver hardscape and a large statement water fountain • a full underground sewer line repair completed to City of Houston code (camera inspection, excavation beneath the foundation, new pipe and fittings, hydro-jetting, and slope certification) • whole-home hardwood refinish • new quartzite counters, custom tile, and fully updated plumbing and electrical. **The major and cosmetic work is already done.**

KITCHEN

- New quartzite countertops, custom fabricated and installed
- New designer tile backsplash
- New kitchen sink and faucet
- New garbage disposal
- Cabinetry refreshed with new hardware throughout
- New recessed lighting

PRIMARY SUITE & SPA BATH

- Fully retiled primary bath — flooring, walls, and shower surround
- New shower pan and new freestanding claw-foot soaking tub
- New designer plumbing fixtures at tub and shower
- Custom built-ins added in the primary closet
- Primary closet reconfigured and finished with quartzite counter
- New chandelier in primary closet

BATHROOMS THROUGHOUT

- Five new smart toilet / bidet combinations installed
- home-wide New plumbing fixtures and finishes

FLOORING

- Hardwood plank flooring across both levels professionally sanded, re-stained in multiple phases, and sealed with two coats of polyurethane
- Buckled sections in the dining area and hallway replaced with new matching flooring
- New shoe molding stained to match

INTERIOR PAINT & FINISHES

- Entire interior repainted — walls, ceilings, and all trim (baseboards, doors, jambs, crown molding)
- Living room cabinetry refinished: sanded, three coats, and sealed
- Two custom designer accent walls added
- New drywall and texture where needed; prior fixture and nail areas patched
- Fresh caulking at all trim joints for a crisp, finished look

LIGHTING & ELECTRICAL

- New recessed lighting throughout
- New ceiling fans throughout the home
- Game room upgraded with added fan and new recessed lighting
- New dining room chandelier
- Electrical fixtures updated throughout

CUSTOM TILE WORK

- New tile at primary bath, laundry room floor, and kitchen backsplash
- Installed over proper hardie-backer with premium mortar, grout, and Schluter trim

PLUMBING UPDATES

- New kitchen and laundry-room sinks
- New shower pan, claw tub, and designer fixtures
- New garbage disposal; water feature connection

MAJOR SYSTEM — SEWER LINE

- Complete underground sewer line repair to City of Houston code
- Camera inspection and manual tunneling beneath the foundation to locate and replace damaged pipe and fittings
- Hydro-jetting, slope testing, and final certification of proper flow

OUTDOOR LIVING & BACKYARD

- New paver hardscape and a large statement fountain with water feature
- Landscaped flower beds along both perimeters with an Italian cypress
- design New pet turf pad with pet gate and black-star-gravel detailing
- Pergola joists replaced to match existing; east-side fencing repaired
- Exterior fencing and pergola freshly painted

CRAFTSMANSHIP & HARDWARE

- New interior and exterior door hardware and cabinetry hardware
- Renovation professionally managed with quality-control inspections across all phases