

Systems & Upgrades

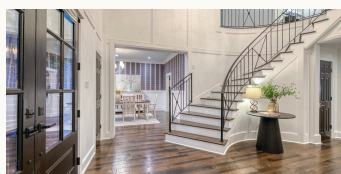
923 CHINQUAPIN PLACE · HOUSTON, TEXAS 77094

A 1990s Houston estate rebuilt to the studs in 2018



THE AGES

ROOF	~2016	Composition shingle. Reported 2016 by the prior owner, undocumented.	AIR CONDITIONING	2022	Two units, two zones. Central air.
FURNACES	2022	Two, natural gas.	SECURITY	2024	Alarm.com, app-controlled. Five exterior 4K cameras.
GENERATOR	2025	Generac 22kW, natural gas. Runs the whole house.	WINDOWS	2018	All replaced in the renovation.
FOUNDATION	ORIGINAL	Slab. No repairs, no structural work, ever.	POOL EQUIPMENT	2018	Hayward. New pump motor in 2025.
FLOORING	2018	Hardwood, upstairs and down.	FLOOD HISTORY	NEVER	Zone X, outside the high-risk area.



THE 2018 RENOVATION — DESIGNER LYNDY PASHEN

- Porcelain countertops, kitchen and baths
- Custom inset cabinetry throughout
- 48-inch **Sub-Zero** refrigerator
- **Wolf** double ovens, a four-burner range with a griddle, and a slide-out microwave
- **Bosch** dishwasher and a **Scotsman** ice machine
- His and her closets custom built out
- Family room fireplace, gas with remote start
- Media room wired for sound
- **Custom driveway and front walkway**, textured concrete with brick pavers

SINCE 2023 — THE CURRENT OWNERS

- **Generac 22kW** whole-home generator (2025)
- Alarm.com smart security, app-controlled (2024)
- Hard-wired **4K camera system**, five exterior cameras, thirty days of storage
- Smart locks on three doors, plus media room surround sound
- Custom privacy drapes, dining room and entry
- Pool lights and pump motor replaced (2025)

THE LAYOUT

- Primary suite **down**, four bedrooms up
- Game room and media room upstairs
- Three-car garage, **epoxy floors**, built-in cabinets
- Porte-cochere, 361 sq ft
- Sprinkler system with rain sensor, full yard and all beds

THE BACKYARD — REBUILT IN 2018

- **520 sq ft covered pavilion**, stained wood beams
- Wood-burning fireplace with gas starter
- **Blaze** built-in 5-burner grill with rotisserie
- Outdoor refrigerator, sink, gas cooktop, drawers and cabinets
- **Custom outdoor half bath**
- Outdoor TV stays, two ceiling fans, mosquito misting system
- Gunite pool, **\$40,000 in travertine** decking
- Fountains, a waterfall, color-changing lighting
- Professionally designed landscaping, front and rear lighting, fully fenced