



**10103 BRIAR FOREST
DR, HOUSTON, 77042**

upgrades

ENERGY EFFICIENCY & HVAC

- Complete removal and replacement of attic insulation
- Attic professionally air-sealed, including recessed lighting areas
- All HVAC ductwork, registers, and vents replaced
- Lifetime-warranty triple-pane windows throughout the home — warranty conveys
- Lifetime-warranty triple-pane double sliding doors providing pool access from both the primary bedroom and main living area — warranty conveys

INTERIOR & FLOORING

- Popcorn ceilings removed and replaced with a fresh, modern ceiling texture
- Fresh interior paint throughout
- Adjustable LED recessed lighting installed throughout
- Original Mexican tile removed and floors professionally leveled
- Beautiful Carrara marble flooring installed throughout most of the home
- New interior doors added to the second office, primary bedroom, and primary bathroom
- Second home office added
- Walk-in closet added to the middle bedroom
- New fixtures throughout the home

KITCHEN & ENTERTAINING

- Updated kitchen featuring new countertops and backsplash
- Bosch kitchen appliances
- Bar area completely retiled

PRIMARY SUITE & BATH

- Primary bedroom reconfigured with a newly added wall
- New custom closet system
- Completely upgraded primary bathroom
- Oversized double walk-in shower featuring ceiling-mounted showerheads and handheld wall wands
- Double-sink vanity added
- New toilet
- New bathroom ventilation fan

SECONDARY BATHROOMS

- Jack-and-Jill bathroom between Bedrooms 2 & 3 completely renovated
- New shower/tub
- New toilets
- Additional common bathroom upgraded
- New bathroom ventilation fans

EXTERIOR IMPROVEMENTS

- Removal of large tree and new retaining wall and privacy fence along the east side of the property
- New privacy fence along the west side of the property

CONTACT US:

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