

# Features of 17423 Ponderosa Pines Dr Houston TX 77090

**BEAUTIFULLY REMODELED IN 2024 - \* item done in 2024**

## **Interior Features:**

- Open floor plan with direct line of sight from front to back
- High ceilings
- Abundance of natural light
- Double crown molding
- 8-foot entry door
- 5<sup>1/2</sup> " baseboards\*
- Silestone counters in bathrooms and wet bar\*
- Luxurious engineered hardwoods (White Oak)\*
- Home office. Painted on trend design color\*
- Fireplace with contemporary fyre spheres\*, mantel\* and gas connection.
- Remote controlled ceiling fans\*
- All bedrooms have direct access to a bathroom
- Installed new tile in all bathrooms\*
- Birch wood, custom shaker style cabinets/shelves for all bathrooms, kitchen, pantry, laundry & both bars\*
- Interior repainted\*
- Revamped stairs - . Installed white oak stair steps, metal balusters & wood hand rail\*
- Replaced carpet in upstairs bedrooms\*
- Replaced all plumbing fixtures and shower/tub valves\*
- Replaced mirrors in all bathrooms\*
- Rewired kitchen, family room, bathrooms and study - 30+ recess can lights were installed\*
- New light fixtures installed through-out the house\*
- Lots of storage including a Texas basement – ideal for storing of seasonal decorations

## **Kitchen Features:**

- White North Silestone counters\*
- Abundance of white cabinets\*
- Soft-closing cabinets and drawers\*
- Pot drawers\*
- Farmhouse sink\*
- Undercabinet lighting\*
- Stainless appliances: 5 burner gas range, dishwasher, microwave, vent hood\*
- Enclosed refrigerator space
- Walk-in Pantry

All information deemed to be accurate but cannot be guaranteed. All information per sellers.

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## Primary Bedroom and Bathroom Features:

- King sized bedroom
- Engineered wood flooring (White Oak)\*
- 3 walk-in closets
- Silestone counter vanity with double sinks\*
- Large seamless glass shower with seat and 3 shower heads\*
- Free-standing soaking tub\*
- Tile floor\*

## Exterior and Outdoor Features:

- Large Corner lot
- Brick, stucco, and hardi exterior
- Revamped landscaping with new plants and bushes\*
- Paver and rock walkway installed in front and side yards\*
- Circle driveway
- Front courtyard
- Covered patio
- Sprinkler system – controllers replaced\*
- 2 car attached/detached garage
  - Epoxy coating added to garage and workshop\*
- Workshop with built-in cabinets
- Garage door opener replaced\*
- Exterior repainted\*

## Mechanical/Structural and Energy saving features:

- Roof (Tamko Heritage rustic black architectural shingles) replaced\*
- HVAC system replaced 2022
- (2) Water Heater\*
- (14) double pane windows installed on first floor\*
- Plumbing repiped with PEX\*
- Installed gas line for range\*
- Attic insulation - removed all old insulation, cleared, sealed, sanitized, installed air rafters/vents, new fiberglass insulation blown to R-38 rating\*

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