

# Features and Improvements

4312 Feagan St #A, Houston, TX 77007-5882

## Layout, Location, Features, and Upgrades

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- ✓ Open Floor Plan With Flowing Living Room, Dining, and Kitchen
- ✓ Expansive Kitchen With Island Natural Gas Cooktop and Stainless Steel Appliances Including Wine Fridge
- ✓ Dramatic Rotunda Foyer With Floating Staircase
- ✓ Surround Sound Speaker Installation With Built-in Media Console in Living Room
- ✓ Second Story Balcony
- ✓ Fully Enclosed Front Corner Garden With Direct Sidewalk Access
- ✓ Elevator Capable
- ✓ En-Suite Bathrooms for Each Bedroom and Discretely Located Half-Bath on the Second Story
- ✓ Oversized First-Floor Bedroom Suite With Direct Entry
- ✓ Direct Vent Fireplace
- ✓ Large Garage With Spacious Storage
- ✓ Wrought Iron Fencing
- ✓ Closets Feature Custom Built-in Cabinets and Shelving
- ✓ Red Oak Hardwood and Travertine Flooring
- ✓ Designer Light Fixtures Throughout

## Recent Improvements and Maintenance

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- ✓ Refinished Hardwood Floors, Second and Third Stories — 2019
- ✓ Interior Paint — 2019
- ✓ Exterior Caulk and Paint of Facade, Trim, Garage Door, and Metal Railings — 2018
- ✓ New 2.5 Ton 14 SEER HVAC Condenser and Evaporator Coil — 2017

## Non-Realty Items

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With an Accepted Offer, the Following Non-Realty Items Will Convey With the Sale of the Property:

- ✓ KitchenAid Superba Stainless Steel Side-by-Side Refrigerator
- ✓ 24-Bottle Wine Cooler With Temperature Control
- ✓ GE Energy Star 4.5 DOE Cu. Ft. Capacity Front Load Washer With Steam Wash (2017)
- ✓ LG Electric Dryer With 7.3 Cu. Ft. Capacity and 5 Drying Programs