

**From the Sellers:**

**3711 Audubon Place Blvd. 77006**

**Audubon Place Historic district. The house will celebrate its centennial in 2020 and is a contributing structure to Audubon Place Historic designation. The solid wood front door was fitted to reflect the period of the house.**

**Kitchen and both bathrooms were taken to the studs and remodeled-2016. H2O heater was replaced in 2017.**

**Appliances are Bosch Benchmark line. Cabinets are by Bentwood with quartz countertops. Miele Front load washer and tumble dryer are remaining in the house.**

**New roof-2016**

**Garage remodeled to include new roof, attic storage, new siding, and gutters. Paved alley**

**behind garage is sloped for drainage.  
Refrigerator in the garage to remain.**

**Closets by Spaceman.**

**Shades in sunroom, living room and bedrooms  
by The Shade Shop with measurements on file  
for future updates.**

**Deep soaking tub, DxV by American Standard  
fixtures in bathrooms and kitchen. Lighting in  
both baths were specified to accommodate the  
shades which were collected by the owners.**

**Wood burning fire place refurbished by Lord's  
Chimney. Chimney Cap with damper fitted at  
that time. Slab soapstone hearth placed at  
time of remodel.**

**Mature gardens in the back of the house are  
the hobby of one of the owners. 2 Live Oaks  
shade the house and garage.**

**New back yard fence 2019.**