



Peter Johnston,
Broker Associate
Keller Williams Memorial
713-249-3990



4602 Pineridge | Houston, Texas 77009

FEATURES + TECHNOLOGY

"With an emphasis on indoor/outdoor living, this to-the-studs renovation is built for a modern-day lifestyle with historic, craftsman charm."

Foundation:

- In whole-house renovation, the original Pier and Beam foundation was entirely restored and repaired with the new addition equal to that of the original foundation. This new Pier and Beam construction seamlessly matches the rest of the house in form and functionality.
- Both the reconfigured driveway and carport addition feature new pour concrete.

Exterior and Roof:

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- The original Perma-Stone was preserved and wood siding was restored. For the addition of the master suite, new cement siding was used for durability and to match the original look.
- Newly installed roof with 30 year shingles and a ridge vent for attic venting.

Electric and Plumbing:

- New electric service and wiring.
- New plumbing throughout.
- New gas tankless water heater.

Porches:

- The front porch is newly refurbished to traditional craftsman style with new support posts and all new railings.
- The back porch is an all new covered porch that opens to the back yard and carport flex area that introduces a new and innovative element for entertaining and outdoor recreation.
- A French door in the master bedroom and mudroom area both open to the back porch.
- The back porch is ready for an outdoor kitchen or BBQ as it has water, electricity and gas ready for your appliances of choice.

Windows:

- The original home windows were preserved.
- The addition of the master bedroom features new Monarch Double Hung Double Pane Low E Historic-approved windows.

Insulation:

- The exterior walls of the original home have been insulated with all new insulation that has also been provided in the addition.

Architecture:

- The home's original floor plan was preserved, including the brick chimney vent.
- Minor modifications were made to the front room to open the flow for a more contemporary aesthetic designed for modern-day living and entertaining.
- The shiplap walls in the living room and dining room were restored, refinished, preserved and exposed for that warm feeling that natural wood walls provide. This 100+ year old wood adds a dramatic yet cozy ambience to the sleek, contemporary craftsman style.
- The original Bungalow floors were restored and refinished with reclaimed wood added in the kitchen to match and continue a visually cohesive flow.
- Throughout the Bungalow, the craftsman style is preserved including the phone station in the hall.

- Both the living room and dining room offer a spacious feeling with vaulted ceilings for a vast aesthetic of space that also serve to help reflect the natural light that pours in through the many windows. The vaulted ceilings are complimented by the tray ceiling in the kitchen.
- The addition adds a true master ensuite with elegant, spa-like bathroom and spacious walk-in closet with custom organizers. The master was designed with direct access to the back porch and the architecture serves to highlight the sophistication of high, tray ceilings.

Kitchen:

- All new high technology, premium appliances.
- All Samsung to include:
 - *A 36" 4 Door French door 28 CUFT Stainless refrigerator with Family Hub and WiFi;
 - *A 30" Wall mounted Black Stainless Bluetooth connected Vent hood over a 30" Slide in 5.8 cuft
 - *True Convection Oval Burner Gas Oven/Range
 - * A 24" top control black stainless dishwasher with a 48 DBA rating for quiet operation
 - * A 30" 2.1 cuft 4 speed black stainless microwave
- The all wood cabinets are new and feature soft close drawers and doors.
- A beautiful herringbone subway tile backsplash add to the character of the kitchen, offset by dramatic geometric accent tiles featured behind the stove.
- A prep island with bar overhang adds extra seating with quartz counters for attractive durability.
- The deep stainless steel apron-front sink is of professional quality and high durability, providing ample room for your larger pots and pans.

Bar /Serving Area:

- A built-in sideboard cabinet in the dining area boasts a quartz countertop and includes a built-in ice maker, beverage cooler and wine rack/stemware cabinet.

Master Bedroom:

- The master suite is a spacious oasis crowned by a tray ceiling lit with LED downlights.
- The new walk-in closet is custom fitted with extensive organizers and is well designed and built out to accommodate your full wardrobe.

Master Ensuite Bath:

- Your private ensuite bath is a remarkable portrait of clever design and quality workmanship highlighting a quartz-top vanity with double sinks.
- The large walk-in tile and glass shower is additionally outfitted with an extra spray wand.

- The full-size Ferdy freestanding soaking tub is ergonomically engineered for full body immersion resulting in a calm, relaxing feeling that grants a spa-like sense of pampering.

Laundry:

- The dedicated laundry room is setup for both gas and electric, accommodating the dryer of your choice.
- The room is graciously scaled for full size appliances and has the convenience of storage cabinets for cleaning supplies and other staples as well as hanging rods for drying and de-wrinkling.
- The brick pavers floors shared with the back entry door provide a warm entrance and are great for durability in high traffic rooms.

Energy and Comfort.

- New high-efficiency air conditioning and gas furnace with all new ductwork.
- New ceiling fans installed in the living room, bedrooms and the back porch.

Technology:

- Your new home is wired for modern convenience.
- A central system located in the master closet is the hub for you home WiFi.
- The residence is wired for internet or TV with cables in all major areas.
- A pre-installed camera system provides an added sense of protection, safety and convenience.

Garage / Carport Area:

- This innovative design of this 2- car garage with a two car driveway offers owners great flexibility in use. The open concept from the inside is hidden by the outside garage façade with a full automatic 2-car garage door opener. When not functioning as a garage, this space enjoys a seamless connection to the backyard and rear porch that provides an additional, more accommodating covered entertainment area for that crawfish boil or a place for the kids to be creative with the chalk.
- The garage has a separate storage closet to keep things tucked away and looking neat.

Yard:

- A new wooden privacy fence frames the back yard and garage area, which ensures a desired level of seclusion.
- The yard has been freshly graded and new sod has been installed.
- New landscaping adds to the fresh look of this restored to modern bungalow.
- An automatic sprinkler system provides a nice, low-maintenance upkeep.