

Erin M Mahaney

Realtor

Keller Williams Memorial

713-489-8569

Erin@MahaneyHomeBuying.com

www.MahaneyHomeBuying.com

Improvements

- New Composite Shingle Roof (2/16)
- Backyard fence (12/16)
- Energy Efficient Windows (front of home 9/12, rear of home 6/16)
- First Floor HVAC (10/18)
- Water Heater (10/17)
- Second Floor Carpet (7/19)
- Natural Wood Patio (6/19)
- Chimneys inspected and cleaned (9/17)
- Master jetted tub motor replaced (6/19)
- New Garbage Disposal (2/18)

Features

- Sprinkler system in front and back of home
- French Drains
- Extensive landscaping around home with exterior lighting
- Gutter with gutter guards (never worry about cleaning the gutters again!)
- Pest control spraying interior and exterior twice a year as well as preventative pest maintenance
- Samsung Dishwasher, 5 Burner Cooktop and Vent Hood all newly installed
- Updated tiling and light fixtures through first floor
- Sherwin Williams paint throughout first floor
- Counter tops in kitchen and throughout bathrooms are Granite
- Smart Home Features –
 - August Front Door Lock
 - Nest Thermostats, up and down stairs
 - Under Cabinet Lighting, controllable by remote or app
 - Samsung Washer and Dryer connect to app
- Green/Energy Efficient Features –
 - Second floor carpet pad certified green (made from recycled shoe manufacturing materials)
 - All appliances are Energy Star
 - Nest learning thermostats with “away” abilities
 - Energy Efficient Windows