



UPGRADE LIST

Address: 1581 NICHOLE WOODS DR, HOUSTON, TX 77047

CITY PARK COMMUNITY LOCATED MINUTES FROM THE MEDICAL CENTER AND DOWNTOWN HOUSTON, CLOSE TO PEARLAND TOWN CENTER AND SHOPPING CENTERS		
	YEAR	NOTES
1201 SQ FT / 3 BEDROOM / 2 BATHROOM / 2 CAR GARAGE	2005	K. HOVANIAN HOME BUILDER
<u>KITCHEN & BREAKFAST</u>		
KITCHEN FEATURES ISLAND KITCHEN WITH WHITE APPLIANCES & GAS RANGE WITH ISLAND & BREAKFAST BAR		
REFRIGERATOR STAYS WITH HOME		
LAMINATE FLOORING IN KITCHEN AND BREAKFAST ROOM		
BREAKFAST ROOM HAS WINDOWS TO BACK PATIO AREA		
<u>BATHROOMS</u>		
SECONDARY BATH HAS BEEN REMODELED WITH NEW VANITY, SINK, MIRRORS, FAUCETS, HARDWARE & TILE FLOORING		
MASTER BATHROOM REMODELED WITH NEW VANITY, SINK, MIRRORS, FAUCETS, TILE FLOORING		
<u>OTHER UPDATES</u>		
2" WOOD LIKE BLINDS IN MASTER AND SECONDARY BEDROOM		
CONCRETE PATIO WITH CRUSHED GRANITE BED		
GARAGE DOOR OPENER REPLACED		
NEUTRAL PAINT THROUGHOUT		
CEILING FANS INSTALLED		
<u>NOTES</u>		
ORIGINAL OWNER OF HOME		
NO FLOOD IN HARVEY		
SURVEY AVAILABLE		
\$3.2 TAX RATE BEFORE HOMESTEAD		
<u>COMMUNITY FEATURES</u>		
Grand Central Park theme with lush landscaping throughout parks, open spaces and along paver accented streets. The beautiful Central Park serves as the heart of the community with a gazebo and a large open play space to provide hours of fun for you and your family		
HOA COVERS LAWN MAINTENANCE IN THE FRONT		
Spectrum Association Management / 281-343-9178		
\$671/YR & \$170 TRANSFER FEE		
WWW.CITYPARKHOUSTON.COM		

