

# 4301 Avenue O: Improvements

## Updates to 2015 to Entire House

- Removed old aluminum wiring and replaced with updated wiring
- Removed old iron pipes and updated plumbing
- New A/C and heating (two stage unit)
- New duct work
- Addition of alley fenced parking

## Upstairs Bonus Space

- New window
- New toilet
- New sink/vanity

## Whole House Improvements

- On-demand gas hot water heater
- New interior solid wood doors (13)
- New mahogany front door
- Push button exterior locks
- New solid wood red oak flooring
- Landscaping
- Addition of columns to front porch
- Exterior shutters
- Freshly repaired and painted garage
- Moisture barrier under house

## Main Bath

- New faucets and plumbing in the shower
- Replaced subfloor
- Installed new tile flooring
- New toilet
- New custom sink cabinet

## Hallway

- Converted closet to indoor laundry
- New Light fixtures
- Custom display shelves

## Living/Dining

- Replaced light fixtures
- Plantation shutters

## **Kitchen**

- New subflooring
- Tile flooring
- Granite countertops
- New sink and faucet
- Tile backsplash
- New cabinet pulls
- New light fixtures and ceiling fan

## **Other Features**

- Oversized lot (2+)
- Full brick exterior
- Corner lot
- Detached two car garage with shop space and ½ bath
- Alley access
- Fully fenced back and side yard
- Concrete edged flower beds around entire house
- Two mature/healthy pecan trees
- Sufficient crawl space vents under house to qualify for lower insurance rate
- Has NEVER flooded or had water in or under the house (including Ike)
- Huge attic storage
- Walk-in cedar closet
- Well maintained with updated painting interior and exterior
- Charming brick bungalow with beautiful traditional wood molding
- Front and back porches
- Huge eat-in kitchen
- Formal dining room
- 2 blocks from new municipal pool
- Fireplace has the option of wood or gas logs
- Solar screens