

**Details and Upgrades**  
**5217A Gibson St Houston TX 77007**

**General Description**

- Built in 2012
- David Weekley Homes – Riva model
- Home - 2693 sq ft
- Lot – 1733 sq ft
- 3 Bedrooms plus Media/Gameroom, 3 Full Bathrooms, 1 Half Bath
- Corner lot in the community with wrap around landscaping and windows on 3 sides
- Crushed stone landscaping in backyard
- Elevator – Residential Systems hydraulic elevator with finished cab
- Stucco and stone exterior
- HardieBacker in all water contact areas
- Natural hardwood flooring throughout except tile on first floor and in bathrooms
- Taexx in wall pest control system
- 4th Floor rooftop covered terrace with gas and water plumbed
- 2nd Floor balcony off living area facing interior garden courtyard with gas plumbed
- HOA annual fee \$1537.50, includes trash 2x / week, recycle 1x / week, landscaping, common area, driveway and entry gates
- Guest parking inside gates + oversize street and driveway
- Wired for alarm system
- Sprinkler system on all floors
- Gutters tied into drainage system
- Recessed lighting throughout
- Environments for living (efficiency rating)
- Radiant barrier roof, insulated garage door
- Tankless constant hot water heater
- High efficiency Lennox HVAC – 2 systems with 2 zones each; Each floor has independent thermostat
- AT&T Fiber line installed
- Mahogany front door
- Extra high garage door for tall vehicles
- Reverse osmosis water purifier
- Crown molding

**1<sup>st</sup> floor - Bedroom / Full Bathroom / Foyer**

- Floor tile throughout
- Full bathroom with tub fully tiled
- Storage vanity, walk in closet
- Ceiling Fan

**2<sup>nd</sup> floor - Living Area/Dining/Half Bathroom**

- Open layout
- High ceilings with lots of natural light due to corner lot
- Remodeled 2015
  - Floor to ceiling custom bookcases with lower cabinets (including pullouts)
  - Gas fireplace, tiled to the ceiling with custom tile
- Wired for surround sound
- French doors to balcony
- Ceiling Fan
- Crown molding
- Pedestal sink plus upper vanity cabinets

**2<sup>nd</sup> floor - Kitchen**

- Open layout
- Fully remodeled - 2015
  - Expanded open layout
  - Extra large island with storage, Heartwood walnut countertop with food grade seal
  - Custom undermount sink
  - Custom cabinets with built-ins
  - Built in Pull out pantry cabinets
  - Under cabinet & In-Cabinet lighting package
  - Display cabinet
  - Stainless steel appliances – Thermador range & D/W, vent hood, microwave drawer
  - Recycle Center
  - Granite countertops
  - Extra tall storage closet
  - Island lighting
- Reverse osmosis water purifier
- Crown molding

### ***3rd floor – Master Bedroom & Closet***

- Crown molding
- Ceiling Fan
- Lots of Natural light from corner lot
- Huge closet - built in bi-level shelving & packing island with drawers
- Fully tiled closet floor

### ***3rd floor - Master Bathroom***

- Granite countertops
- Double vanities with lower cabinets
- Oversized full glass shower, fully tiled with bench seating
- Framed mirrors
- Transom windows for light
- Upper vanity cabinets in separate water closet

### ***3rd floor - Utility Room***

- Upgraded storage cabinets – lots of extra space

### ***4th floor – Bedroom & Full Bathroom***

- Ceiling fan
- Walk in closet
- Vanity storage
- Full bathroom with upgraded shower surround with tile/glass

### ***4th floor – Media/Gameroom***

- Surround sound installed; custom blinds
- Ceiling fan
- Beverage chiller
- Storage cabinets
- Interior access to HVAC

### ***Covered Rooftop Terrace***

- 4th floor opens to covered rooftop terrace
- Ceiling Fan
- Elec/Gas/Water plumbed
- Wired for surround sound