

Updates and Features - 803 Circle Drive Bellaire, TX

- Roof – First Floor 2019/Second Floor 2003
- AC – 4-ton condenser and evaporator coil 2014 & 3.5-ton condenser and evaporator coil 2017
- Smart thermostats (Ecob)
- 2019 Updates – 3 blade ceiling fans, 4” LED cans throughout, pendant lighting in kitchen, chandelier in dining room and breakfast room, vanity in powder bath
- Dishwasher and microwave 2016
- AC ducts, vents and returns cleaned and sanitized October 2019
- Pool child safety fencing available
- Landscaping 2019
- Surround sound in family room, dining room, study, master, master bath, game room, outside veranda and garage
- West facing windows are tinted to protect furniture and floors (energy efficient)
- Plantation shutters – Formal living room, dining room, all bedrooms and all bathrooms with windows
- Media room includes media furniture, speakers and projector
- 10x15 built out AC storage or bonus space
- Exterior lights are automated
- 1 block from Ware Family Park
- Extensive built-ins in garage with workbench
- Foundation 12” higher than engineering requirements