

## **List of Amenities & Features**

216 Malone Street, Houston, TX 77007-8117

Beautifully built 3,053 SF townhome by Croix Builders, with many details and upgrades inside and out. Located in the coveted Memorial Park area.

### **Security system:**

- Ring Doorbell by front gate w/video feed & ring video feed monitor above rear doors
- SimpliSafe security system (\$27 per month), keypad in kitchen, sensor at side door, rear doors, door to garage, 1 mobile motion detection unit, 3 smoke alarms on 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> floor, 1 wifi booster/receiver + remote control for system
- 8 Smoke Alarms (Kidde) updated in 2020 – wired in with battery backup, all connect to each other

### **Recent painting and amenities:**

- 1<sup>st</sup> floor - kitchen & cabinets, powder bath, dining & living, stairwell
- 2<sup>nd</sup> floor – Master bedroom & bath, laundry room, hallway
- 3<sup>rd</sup> floor – Stairwell, game room & ceiling, bathroom, bedroom
- Toilets Replaced (x4) in 2017
- Replaced sprinkler system solenoids
- Kitchen faucet replaced.
- Recent lighting in dining & powder bath on 1<sup>st</sup> floor + recent mirror
- Recent lighting on 3<sup>rd</sup> floor bath + mirror
- Replaced back fence in yard 2019
- Plantation shutters on many windows 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Seller's have maintained pest control service w/non-toxic spray, every 6 months
- Plumbing access panel added in 2<sup>nd</sup> floor hallway – the access point allows for usage of snake for any potential blockage. This is a plumbing upgrade.
- Replaced Insinkerator (garbage disposal) 2020
- Outdoor lights by front gate have dawn to dusk lighting feature

### **Exclusions:**

- TV & Bracket in living room

### **What stays:**

- Curtains & rods
- Patio lights strung up outdoors
- Previous kitchen lamp in storage comes with the house – (ceiling base plate still in kitchen)