

HOUSE UPDATES

NEW WHIRLPOOL DOUBLE OVEN INSTALLED JAN 2020
NEW (2) MASTER BATH VANITIES INSTALLED FEB 2020
NEW ROOF INCLUDING NEW DECKING INSTALLED NOV 2019, (INSTALLER 10YR TRANSFERRABLE LABOR GUARANTEE, GAF LIFETIME SHINGLES)
KITCHEN (GRANITE COUNTERS, CABINET DOORS, RANGE VENT, PAINT) UPDATED APPROX 2013
UPSTAIRS' BATHROOM UPDATED 2015
ELECTRIC RANGE INSTALLED JAN 2008
LIVING ROOM, DINING ROOM AND ENTRANCE PAINTED, CEILING ACCENT LIGHTS INSTALLED AND FIREPLACE FACADE, BAR COUNTER UPDATED 2015
NEW PAINT UPSTAIRS, STAIRCASE AREA, AND DOWNSTAIRS (MASTER BEDROOM+BATH+CLOSETS, OFFICE) UPDATED JAN 2020
HARDIE PLANK ON REAR OF HOUSE, DORMERS AND GARAGE
EXTERIOR BRICK PAINTED (1ST TIME) WITH QUALITY MASONRY PRIMER AND 2 TOP COATS APPROX 2013
LARGE BELGARD PAVER REAR PATIO INSTALLED NOV 2013
A/C-HEATER UNIT INSTALLED DEC 2010
WATER HEATER INSTALLED MAR 2013, FLUSHED FEB 2019
FIREPLACE/CHIMNEY INTERIOR RECONDITIONED; NEW CROWN AND CAP JAN 2020
NEW SEWER LINE (HOUSE TO CITY SEWER) INSTALLED MAY 2018
ALL HOUSE WINDOWS (EXCEPT DOORS, GARAGE) ARE PELLA BRAND (DOUBLE PANE, GAS) FENCE – ROAD AND DRIVEWAY SIDES POSSIBLY 2013 (REAR FENCE WAS INSTALLED ON OR ABOUT 2018/2019)
UPSTAIRS CARPET INSTALLED SEP 2006
OPTIONAL HD ANTENNA (FREE LOCAL CHANNELS, POWER UNPLUGGED) OR LOCAL CABLE (SUBSCRIPTION); ACCESS BOTH IN ATTIC
YARD SPRINKLER INSTALLED JUL 200
GARAGE MAIN ELECTRICAL PANEL REPLACED DEC 2013

PROPERTY/COMMUNITY

HOME DRIVEWAY ELEV ABOVE SEA LEVEL IS APPROX 73FT PER GOOGLE MAPS; HOME HAS NEVER HAD ANY FLOOD DAMAGE
LARGE YARD AUTOMATIC SPRINKLER SYSTEM (CURRENTLY OFF AS HAS BEEN WINTERIZED)
CORNER LOT WITH SHADE TREES
LARGE TWO-CAR GARAGE WITH WORK BENCH
HOME ADDRESS CONVENIENT OFFERS EASY ACCESS TO HIGHWAY 59/69
HOME ADDRESS CLOSE TO SCHOOLS, GROCERY STORES, RESTAURANTS, HARDWARE, POST OFFICE AND MORE
QUICK ACCESS TO MANY MILES OF WALKING/BIKE TRAILS
HIGHLY RATED LOCAL SCHOOLS:
*"In 2019, **Bear Branch Elementary** ranked better than 89.4% of elementary schools in Texas. It also ranked 4th among 28 ranked elementary schools in the Humble Independent School District.*
*"In 2019, **Creekwood Middle** ranked better than 89.5% of middle schools in Texas. It also ranked 2nd among 8 ranked middle schools in the Humble Independent School District."*
*2019: "Ranks **Kingwood High School** 198th of 1839 Texas public high schools."
-SchoolDigger.com*