

Welcome to 5109 Denver Dr.

This home was built in 1940. The previous owners were apparently concerned about storms, judging by the construction of the home. Most rooms are original construction –yellow pine shiplap inside and out, covered by concrete and steel lathe and plaster. The original exterior was wood siding, but in the late '90's, cement board and stucco cladding were added over the siding. The large family room in back is mostly steel, with all window and door frames steel 2x6s filled with mortar and double-paned windows.

We did further updates in 2008, including building a new kitchen, added breakfast area, upstairs shower in hall bathroom and remodeled the garage studio apartment/bedroom. The entire backyard was renovated in 2009. The pool was resurfaced, the wall with fountains built, and the palapa, bar and outdoor kitchen were added.

In 2019 we renovated and expanded the master bath and closet, repainted inside and out and updated fixtures and window hardware.

- Kitchen cabinets are all custom made out of Poplar solid wood with pullouts on all lower cabinets. Counters in kitchen and master bath are quartz (Cambria), a non-porous surface that can be cut upon, is heat and scratch resistant, and never needs sealing. The bench seats in the breakfast room roll forward and backwards on piano wheels.
- The tile in the master bath is porcelain. The downstairs has huge living, dining and family rooms with views of the pool area, making for awesome entertaining.
- Above the garage is a studio apartment currently used for short-term rentals with a large room and full bath. There is also a must-see, large climate controlled walk-in “attic” storage room making storage very easy and convenient.

- All wood floors upstairs and down are original to the house and are quarter-sawn “Tiger Oak”, a high quality cut that is very rare. They are in great shape.
- The “guts” of the house have been updated in the last 4 years. The sewer lines under the house were replaced in 2016, both HVAC systems replaced in 2017 and 2018 and electric wiring has been updated upstairs and down.

Outside

The backyard is our oasis. The palapa provides shade and a great outdoor entertainment venue. The palms, landscaping, fountains and outdoor lighting create a great evening escape. We installed a new *Intellipump* (dual speed pump) in late 2018 which is controlled both by the control panel and remote unit. Other accessories we have for the pool are an *ozonator* for extra disinfection, sun sails to provide shade, cool the pool and help reduce the evaporation in summer, and a security pool barrier fence that can be put up or taken down. There is a full bathroom with dressing area and storage in the Cabana to keep people from tracking through the house when wet.

Neighborhood

The Neighborhood is in the X no-flood zone. It has never flooded, through all major Galveston storms, including Carla, Frances, Alicia, Ike and Harvey. Flood insurance is \$475 per year, thousands less than any areas west of 53rd St. or the historical district, which regularly floods with heavy rains due to poor drainage. The street is very private with no houses across the street. It is great for entertaining & overflow parking. The central location puts everything you may need from UTMB to grocery stores, the beach, Downtown and Strand and schools within minutes away.

We have thoroughly enjoyed raising our children and using this house as a family hub for all holidays and parties over the years and hope you will build your own great memories here, too!