

411 E. 28th Street Houston, TX 77008

Home Features Sheet*

House Overview

Custom designer craftsman touches throughout

Large custom deck with outdoor tv mount, built-in Fire Magic gas grille (2015)

Chef's Kitchen with high-end stainless appliance package, and custom cabinetry and built-in bar cabinet

Original pine hardwood floors

Low E double pane windows (Main house and garage apartment 2012)

Recent roof on the main home (2014)

Recently replaced AC coil, compressor, and ductwork for the main home (2018 with 10-year warranty)

Recent furnace for the main home (2014)

Blown in fiberglass insulation in the main home (2018)

Tankless water heaters for the main house and garage apartment (Main house 2017, Garage apartment 2014)

Recent siding replacement with Hardie on main home and garage apartment (2012)

Recent exterior paint (2012)

New interior paint (2020)

New recessed lighting throughout main home (2020)

Professional landscaping, hardscapes, and outdoor fire pit (2015)

Full zone irrigation system (2015)

Updated water meter (2015)

Recently poured driveway and recently constructed porte cochere (2014)

Electric driveway gate installation (2012) Upgraded gate motor (2015)

Exterior cameras with full exterior coverage (2015)

Close to the hike and bike trail, new MKT development, Heights Mercantile and 19th street

Living Room

Original hardwood floors

New designer paint

Recessed lighting

Crown molding

Large windows that let in the natural light and look onto the covered front porch

Kitchen

Custom iron chandelier with candle lighting

Custom cabinets with built-in bar cabinet

LG freestanding 5 burner gas range/oven and custom stainless vent hood

Stainless Bosch dishwasher

Butcher block countertops

Large travertine farmhouse sink

Secondary porcelain sink

Pot filler above stove

Wood floors with diamond pattern slate tile inserts

Recessed lighting

Door that leads to the porte cochere

Formal Dining

Original pine hardwood floors

Recessed lighting

Crown molding

Designer paint

Master

Original pine hardwood floors

Designer paint

Crown molding

Ceiling fan

Large walk-in closet with built in drawers and laundry room with full size washer and dryer

Master Bath

Clawfoot tub/shower

Shiplap ceiling and accent wall

Corner glass front cabinet with storage

Vanity with storage above

Slate tile floors

Secondary Room/Optional Second Bedroom

Original hardwood floors

Designer paint

Large windows that let in the natural light

Ceiling fan

Garage Apartment

Full kitchen with custom cabinetry, pantry storage and stainless appliances

Bamboo floors

Vaulted ceiling with wood paneled ceiling treatment

Bedroom has vaulted ceiling and recessed lighting

Hi-end commercial Amana AC/Heating wall units (Living room unit replaced in 2018)

Closet with stackable washer and dryer

Tankless water heater (2014)

Backyard

Custom deck spanning the back of the home overlooking the private backyard (2015)

Built-in Fire Magic gas grille tied into the gas line (2015)

Built-in gas firepit (2015)

Professionally landscaped yard with hardscapes (2015)

French drains (2015)

Full zone irrigation system (2015)

Storage shed

Engineered slab with plumbing tie-ins for future structure