

## 719 KEY ST -- FEATURES, INFO, AND RECENT UPDATES

- Property features 8 trees, including 4 Princeton Elms, beautiful trees that will provide tremendous shade canopy as they grow. The Princeton elms were planted by the owner and are located on the front and west side of the house. <https://pnwisa.org/2016/08/princeton-elm-ulus-americana-princeton/>
- House roof shingles replaced 2009 by Rose Roofing (713-804-8202) using Owens Corning TrueDefinition Duration Estate Gray Laminated Architectural roof shingles, featuring 130 mph wind resistance. The old roofing material was removed prior to installation of the new roofing material
- Garage roof shingles replaced March 2019 by Rose Roofing using same Owens Corning shingles noted above. The old roofing material was removed prior to installation of the new roofing material
- Center hallway is unique in its over 6 ft width.
- Casablanca ceiling fans in living room and master bedroom.
- Bedrooms closets are cedar-lined and feature the Elfa closet system from Container Store. Additional shelving and brackets are in the garage.
- Garage features generous built-in shelving plus large work bench and extensive LED task lighting throughout.
- A new American Standard 3-ton Variable Speed Gas Furnace was installed 9-22-2009 by Autumn Air (713-864-8368). They also perform the check ups and service on the system
- In approximately 2003 the owner added two dump truck loads of clean fill dirt (from Cowboy Trucking – 713-932-9825) were added under the house to improve drainage and air flow
- A new Kenmore Power Miser 12 Gas water heater installed in early 2009
- There are plywood panels cut to fit the windows in case of a hurricane are in the garage, up in the rafters.

### Recent Updates:

- Exterior surfaces were scraped, washed, sanded and tack-clothed to remove dust, primed as needed and then painted with 2 coats of Sherwin Williams Duration paint in Sun Dried Tomato (body), Prairie Grass (trim), Sea Serpent (porch floor) and Porch Ceiling Blue (porch ceiling).
- Interior surfaces were cleaned and patched as needed and painted with 2 coats of Sherwin Williams Duration paint in Shoji White (dining and hallway), Porch Gray (living, kitchen, bedrooms) and Pure White (ceiling, trim, mud room).
- New ceiling fan and light fixture rated for damp conditions installed on porch.
- New HVAC registers installed throughout house.
- New wall outlets and covers installed throughout house.
- Mud room and kitchen leveled early 2020 in preparation for the remodel. The other piers & beams checked at that time (The house was originally leveled when the owner first moved in).

- Original wood floors refinished by Abraham flooring.
- Kitchen floors installed using 1x3 click-lock panels w/ cork base for comfort by Farbo Marmoleum in Volcano Ash. Purchased at Green Bldg Supply. Three extra boxes in garage.
- New countertops in a black granite with “leathered” finish installed by R&D Marble.
- Installed new cabinet door fronts w/European soft close hinges.
- Installed new cabinet boxes w/soft close doors.
- Bathroom floor & walls tiled using 3x6 subway tiles in Arctic White & b/w hex pattern. Tiles purchased at Daltile. Tile work completed by local Heights business Floors2Luv.
- Kitchen back splash installed using Daltile 3x6 subway tiles in Arctic White installed by Floors2luv.
- Bathtub refinished and new faucet handles & spout installed.
- American Standard commode “Lexington” purchased from Home Depot was installed in March 2020
- Translucent privacy panel installed at bath window by Heights Glass - protects window too.
- Landscaping was updated in March 2020 that included new planting beds and a dump truck of fresh mulch purchased from cowboy trucking.
- New Plants were purchased from Buchanan’s Nursey on 11<sup>th</sup> Street and planted by the owner.