

DISTINGUISHED PROPERTY DETAILS
12103 Dover St. Houston Tx. 77031

**** OWNER / BROKER BUILT 2014 ****

CONSTRUCTION:

- + All Architect drawings – Permitted –
- + Mother-in-law floor plan.
- + FOUNDATION engineered drawings – Permitted.
Built on piers – 9 feet deep - bell bottom – NEVER FLOOD!!!!
FLOOR LEVEL built 12 inches higher than the Dover Street –
- + Pitch roof with Radiant Barrier deck - Energy savings.
- + House FRAME constructed with only grade #2 lumber.
- + EXECUTIVE BRICK SIZE – all outside walls, including the garage.
- + Three electrical breaker boxes. – Zoning
- + Two full kitchens – 2nd for fragrant/spicy foods with commercial burner.
- + Shutter windows.
- + Entertainment room:
 - 24 feet ceiling height. - Full wet bar
 - Sound insulated walls - Pool table
 - 102 inches movie screen. - Slot machine
 - Surrounding BOSE speakers.
 - Theater Reclined chairs
 - Three in one table for: Poker – Bumper Pool -Table.
- + TWO GATES motor controlled on circle driveway.
- + LED landscape lights.
- + WATER WELL- unlimited water use.

MECHANICAL:

- + All 3 AC- CARRIER brand–PURON Free-on- ELECTRIC FILTERS.
- + KITCHEN AID brand: Smooth cook top-Refrigerator- Microwave Oven
- + Rectangular Sink with sensor shut-off faucet.
- + TOTO seats (2) with bided equipped.

TAX & SAVINGS:

- + LOW PROPERTY TAX rate 0.019 (1.9%)
- + NO HOUSTON CITY TAX.
- + NO WATER BILL.
- + UNRESTRICTED AREA