

Welcome to 1300 Augusta, #20

Houston, TX. 77057

Property Information

Updates & Improvements

2019 - 2020:

- Upstairs Guest Bathroom: new sink and granite countertop with backsplash
- Replaced hot water heater with new Rheem Electric Tank
- Repaired and painted garage interior
- Upstairs Loft Area: HOA installed new skylight

2015 - 2016:

- Remodeled/restructured Kitchen which included:
 - Opening up to living room (installed new support beam)
 - Created island bar open concept
 - Installed new granite countertops and customer backsplash
 - Reconfigured and added cabinetry
 - Installed new cabinet Shaker style cabinet doors and drawer facings
 - Installed brush nickel handles to drawers and cabinet doors
 - Installed new pantry doors and handles
 - Installed new sink and brushed nickel water fixture
 - Removed fur-down chase in kitchen and redirected A/C vents
 - Installed new microwave
- Throughout home:
 - Re-textured and painted all walls and ceilings
 - Installed new laminate wood, tile and carpet flooring
 - Painted all doors, trim and cabinets
 - Replaced all windows throughout home with double pane windows, along with new blinds

Property Information

Updates & Improvements – *Cont'd*

- Throughout home (cont'd):
 - Replace primary bedroom sliding double pane glass doors with double panes and new blind
 - Replace back door of home leading to garage
 - Downstairs half-bath -Installed new granite countertop, back splash, sink and water fixtures
 - Replaced downstairs half-bath toilet
 - Installed new stairway wire style rails and banister
 - Remodeled primary bathroom to enlarge:
 - Installed walk-in shower, with open tempered glass door surrounding
 - Installed custom stone shower floor and accent stone water-fall behind new “rain” type shower head
 - Installed new shower light
 - Installed new bathroom ceiling light
 - Installed new vent
 - Installed customer shower wall tile and bathroom flooring
 - Installed and painted new vanity cabinets with double sinks, drawers and vanity sitting space
 - Installed new toilet
 - Installed new vanity mirror
 - Install new lighting
 - Removed fur-down chase and redirected A/C vent
 - Moved doorway to increase space and installed new pocket door entry from primary closet
 - Repaired Primary bedroom subfloor
 - Remodeled Primary Bedroom Closet:
 - Changed from two closets with two doors to one large closet with a new pocket door entry from primary bedroom
 - Installed new shelves and hanging bars
 - Installed new brushed nickel closet lights
 - Remodeled Loft Area:
 - Changed Loft closet over to an office niche, adding electrical plugs to support
 - Installed new brushed nickel ceiling lights
 - Installed new Goodman Packaged A/C and Heat Unit

Property Information

Updates & Improvements – *Cont'd*

2007 - 2008:

- Replaced and updated electrical panel
- Installed new bathroom mirrors
- Installed new primary bathroom medicine cabinet mirrors (which were removed in 2015/2016 remodel)
- Removed living room wall mirror and retextured
- Painted entire interior of home
- Installed new water fixtures throughout home
- Installed new door handles throughout home
- Installed new ceiling light fixtures where needed
- Installed new ceiling fans with light kits throughout home
- Cleaned and freshened carpet and tile throughout home
- Installed new refrigerator, and oven/range

Additional updates throughout the years of ownership:

- Installed new Protection One security Alarm System
- Installed new garage door opener and remote entry
- Garage door painted by HOA
- Maintenance on Garage door arms and springs
- HOA handled roof maintenance and repairs
- Replaced and Installed new oven with electric ceramic stove top

Thank you for your interest!