

1328 Chippendale

Items remaining with the house

Electronic Safe Bolted to the Master Closet Floor – King Safe and Lock (originally \$1618)

All appliances including Washer & Dryer

3 Luma Dome Security Cameras Mounted on Exterior and NVR for Recording and storing - Magnolia Home (originally \$2000)

2 Outside Ceramic Pots with lemon tree and flowers

Mounted Black ledges in 2nd floor landing – Pottery Barn (originally \$510)

Mounted White Bookshelves in nursery – Pottery Barn (originally \$224)

Hooks and Storage Shelves added in garage and mudroom

Exclusions

Samsung Frame TV hung (not mounted) in Living room – Magnolia Home/Best Buy (originally \$2,799)

3 mirrors hung in dining room

Upgrades made to the home

Professionally baby proofed throughout – Precious Baby Protectors (\$1675)

Powder Room Wallpaper - Serena and Lily

Mature Holly Trees added along back of the home – Thompsan Hanson (\$16,464)

Plantation Shutters throughout the 2nd Floor with Blackout Shades behind in secondary bedrooms – Blind and Shutter Designs (\$6,767.99)

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Leaf Guards on all Gutters

Unique Qualities of the home

Walking distance to Oak Forest Elementary, and excellent access to White Oak Bayou Greenway

Walking distance to brand new playground for all abilities in Oak Forest Park

Chippendale is a wonderful street with tons of young families and majority new construction

Front gate entrance adds security

Front courtyard and slate patio allow for a pool, while keeping a spacious backyard

Private backyard surrounded by mature trees

Established and low maintenance landscaping (maintenance is \$45 every other week in the Fall and Winter, every week in the Spring and Summer), full sprinkler system with rain sensor

Excellent natural light throughout the home

Open layout allows for great sight lines on the main floor

Excellent storage – including a butler's pantry, mud room, and two separate large closets off the master