



## *INFORMATION FOR BUYERS*

*714 Beachcomber Ln, Houston, TX 77062*

- ❖ Newly updated kitchen (quartz counter tops and stylish tile back splash)
- ❖ Beautiful high-end engineered vinyl flooring (2017); pet and child friendly
- ❖ HVAC still under warranty (2013-ten year warranty)
- ❖ New carpet
- ❖ New paint
- ❖ New ceiling fans and light fixtures
- ❖ New doorknobs, drawer pulls and cabinet handles
- ❖ New faucets
- ❖ Inside laundry room (rare for this neighborhood)
- ❖ Spice rack on pantry
- ❖ Water heater replaced in 2012
- ❖ Ring doorbell
- ❖ Nest digital thermostat
- ❖ Installed surround sound speaker system in living area
- ❖ New 2" cordless blinds in living room and kitchen
- ❖ 2" blinds in secondary bedrooms
- ❖ 1" darkening blinds in primary bedroom
- ❖ Prewired for security system on all windows and doors
- ❖ High (tall) toilets installed in 2017
- ❖ Patio furniture and fire pit stay with the house
- ❖ Backyard landscaping is butterfly friendly
- ❖ Fig tree in back yard (produces every year!)
- ❖ New drainage ditch in back yard
- ❖ Walking distance to elementary school and intermediate school
- ❖ Walking distance to neighborhood pool and park
- ❖ Brick exterior
- ❖ Foundation evaluated by Dawson Foundation in July 2020; No home repairs recommended.
- ❖ NEVER FLOODED!