

14350 Chadbourne Dr Property Features and Improvements

Reasons We Bought this Home in this Area

- Close to work (short commute)
- Excellent public schools – we love meadow wood elementary, great PTO involvement and wonderful staff
- Great for building community –
 - o wonderful neighborhood pool with slide and lap lanes,
 - o huge private playground, and
 - o active mom's club
- Far enough west of downtown to get a good size home/lot but still close enough (20-30 min drive) that we enjoy downtown for the medical center, theaters, zoo, museums, art festival, baseball games, etc
- The bamboo in the backyard provides privacy from the townhomes behind us. They have been very quiet and we have not had any issues.
- Close to elementary, you can walk the kids to school and walk to events when parking is an issue
- Great floor plan allowing multiple tasks downstairs simultaneously- someone can be watching TV while someone else is working in the office.
- Super convenient to grocery store (4 within 1 mile), restaurants, kids activities, church, etc

10 Things to Notice

- Never flooded
- Speaker in ceiling wired to hub near fireplace
- Cat6 Ethernet run to office, wifi extenders and security cameras
- new “smart” sprinkler controller in garage
- New (2016) electrical panel in upstairs hall
- Laundry on the same floor as your bedrooms
- Hardwired security system (downstairs windows, back door, 2 glass breaks and a motion detector)
- New PEX plumbing (no galvanized piping reduces risk of leaks and increased water pressure), installed a central manifold in attic
- new driveway (2017) and powered driveway gate (2010)
- Recessed LED lighting throughout home

Complete List of Improvements

- 2017 new permitted driveway and sidewalk to front door
 - pre-run sink drain PVC pipe under driveway for future use
- 2016 Kitchen, Laundry and Living Room Remodel
 - replaced all siding with hardie cement board, painted all exterior trim, siding, shutters and doors
 - added 200 sq. ft. laundry room and multipurpose space upstairs over breakfast nook
 - new kitchen cabinets and opened kitchen layout
 - new sheet rock, fireplace surround and built-ins in living room
 - added 8 windows and replaced back doors
 - gas range, coffee maker nook
 - replaced water supply lines with all PEX tubing and central manifold
 - replaced all electrical wiring in kitchen and family rooms
 - new electrical panel/breaker box relocated to upstairs hall
 - installed home theatre wiring and built-in speakers in new spaces and outside. Created hub for all a/v cabling in cabinet near fireplace.
 - master bedroom and upstairs craft room wired for tv/cable
 - cat6 ethernet run to office and 1 wifi extender (1 spare outside)
 - 2 PoE hard-wired security cameras (front door and driveway)
- Windows replaced throughout
- Mosquito misting system in backyard
- Sprinkler system, smart watering sprinkler controller (app on your phone)
- Powered iron gate across driveway
- Gutters with leaf guard
- 2010 updates
 - master bath remodel and new countertops in all bathrooms
 - Back patio replaced
 - Closet built-ins and lighting
- Jericho foundation warranty is transferrable (\$200), foundation leveled in 2009 from previous owner, measured again in March 2019

FLOOD EDUCATION MAPPING TOOL

FLOOD EDUCATION MAPPING TOOL | ABOUT THE TOOL | FAQs | HCFCD.org

ADDRESS SEARCH

[HELP](#)

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FIND

e.g. 9900 Northwest Fwy., Houston, TX 77092

MAP VIEW OPTIONS - Select One

Mapped Floodplains

- Floodway
- 1% (100-year) Floodplain
- 0.2% (500-year) Floodplain
- 1% (100-year) Coastal Floodplain

Watersheds (color-coded)

Ponding

Channels (Bayous and Creeks)

- Open Channels
- Enclosed Channels

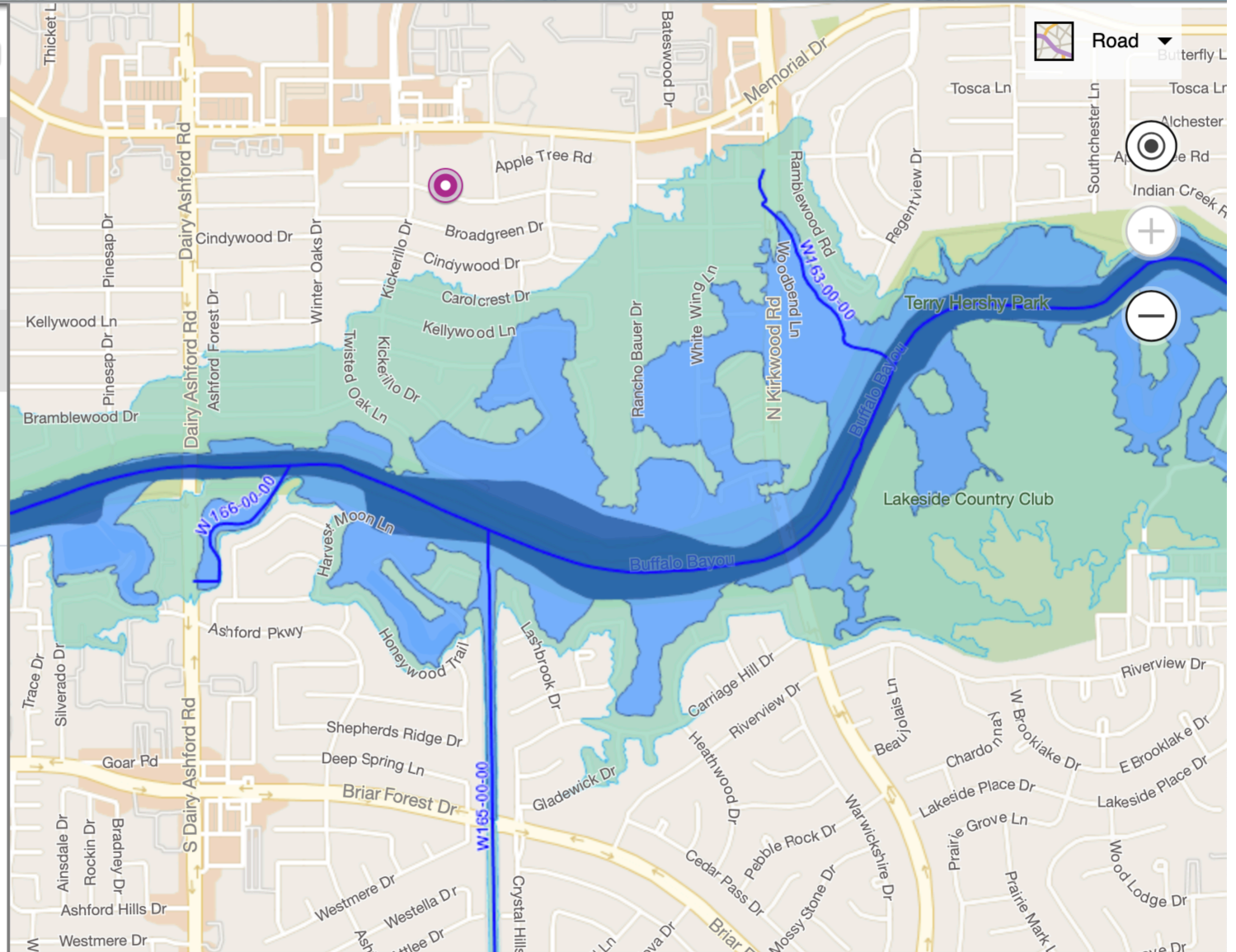
Harris County Boundary

[Reset to County-Level View](#)

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An interactive mapping tool of the Harris County Flood District



<https://www.harriscountyfemt.org>