



EADO HOME & STUDIO APT

5006 BRADY
HOUSTON, TX 77011

\$349,990 | 4 BED | 3 BATH

📱 TEXT "3047572" TO 79564

Was \$374,990! Like new, this home has all the amenities of a newly built home. Over-sized primary bedroom, bathroom, and a walk-in closet. The 2 guest bedrooms share a large double-vanity guest bathroom with plenty of room. No carpet in the home as well. Included is a Samsung Smarthings Hub compatible with z-wave products. Also installed are wireless controls for all the bedrooms, living, dining, porch light, Ring doorbell, thermostat, and keyless entry! There is also a custom built 10x10' storage for your long-term storage needs. Take advantage of the studio apartment at the rear of the property which is currently rented for \$1000/mo all bills paid to offset a good chunk of your monthly mortgage. Home is conveniently located within walk distance to the Metro train-stop on Lockwood and Harrisburg. Seller/owner financing available but will consider conventional financing too!

5006bradystreet.adaptive-re.com

LISTED BY



Cruz Sanchez
642173
Adaptive Real Estate
2950 North Loop W Fwy, Suite
500
Houston TX 77092
Mobile: 281-771-7898
csanchez@adaptive-re.com
adaptive-re.com





Main House floor plan:

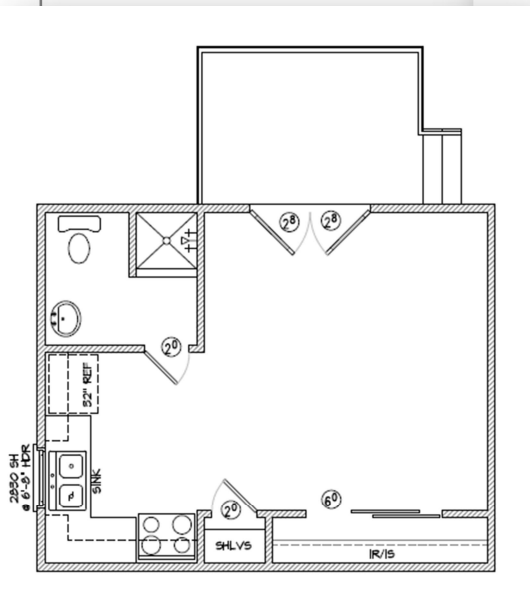
Square Footage

House: 1,506 sf

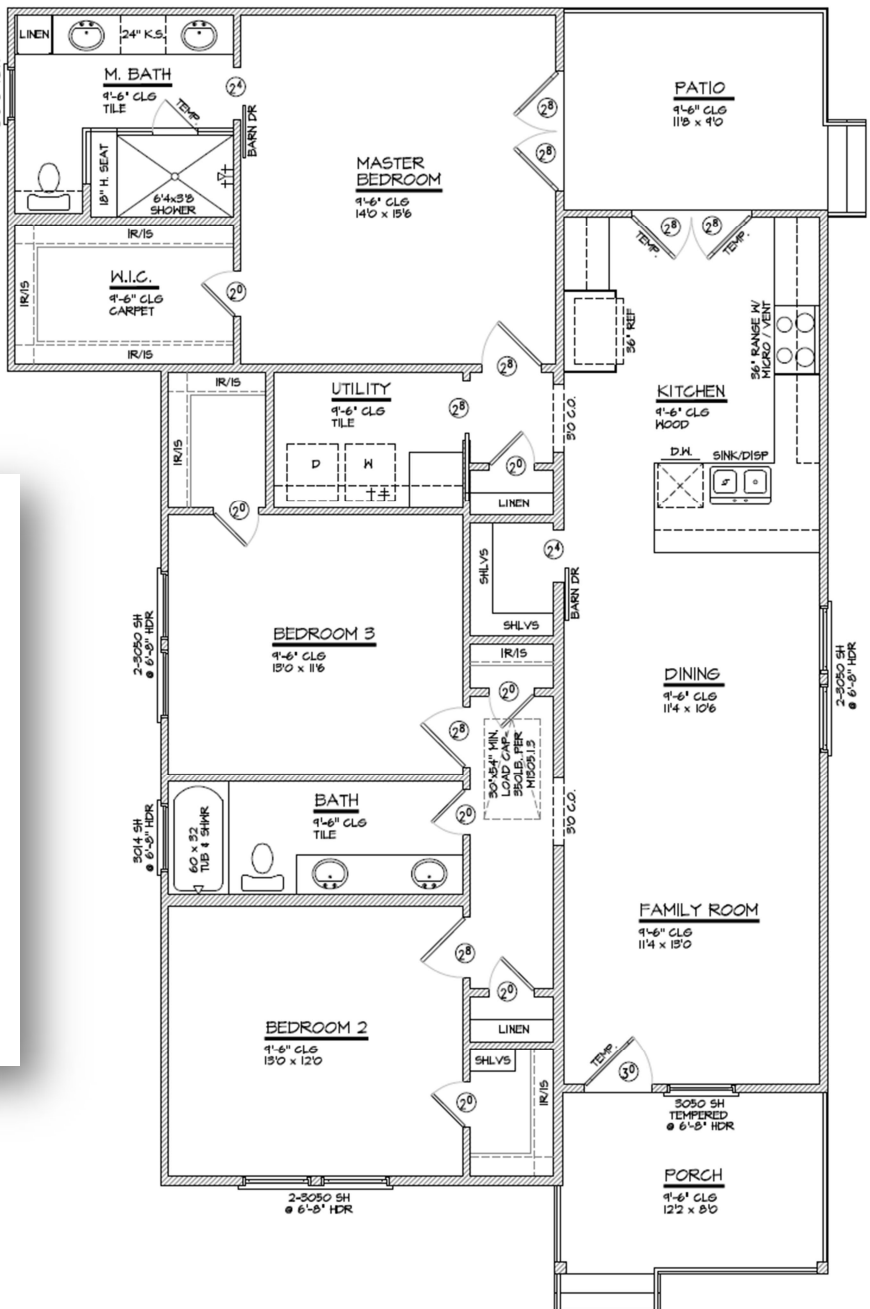
Studio: 327 sf

Total: 1,833 sf total

Studio floor plan:



*There is a bar that gives the studio separation between the kitchen and bedroom/living area.





Updates for 5006 Brady Street

Current Seller's Upgrades in the main house:

- **Samsung SmartThings Hub** 3rd Generation Smart Home Automation Hub Home Monitoring Smart Devices - Alexa Google Home Compatible - Zigbee, Z-Wave, Cloud to Cloud Protocols – WhiteGE – **Compatible with Apple and Android**
 - **GE Enbrighten Z-Wave Plus Smart Dimmer Switch** in all bedrooms, living, dining, and front porch
 - **GE Enbrighten Z-Wave Smart Fan Control** in all bedrooms and living
 - **Kwikset Smartcode Smart Lock** on front door and studio apartment
 - **Ring Doorbell**
 - SmartThings Hub also controls the Thermostat
- Rain Gutters
- 5 Year transferrable warranty on Foundation
- Frigidaire French door Refrigerator in stainless steel with dual icemakers
- Widening the drive-way entry to allow for parking for 2 vehicles
- Installation of walking path for studio apartment access
- 10x10' custom built storage in the likeness of the house to match
- 2" faux wood white blinds

Studio Updates/Upgrades:

- Stainless steel Frigidaire Refrigerator
- Stainless steel microwave
- Full-sized Stove/oven
- Mitsubishi mini-split AC and heater
- Shower glass door install
- Stainless vent hood
- No Carpet; laminate and tile
- Quartz Countertops
- LG Washer/Dryer in one machine
- Private entry

Home is a resale. Seller did occupy after the home was "flipped". With that being said, the following are items that were recent updates before the current seller purchased the home which are just over a year old:

- Entire plumbing system
- Entire electrical system
- Entire HVAC system
- Flooring throughout home
- All finishes and hardware
- Stove, microwave, and dishwasher
- Low-E glass windows
- Roof
- Paint and carpentry