

## What I Love About This House – 5815 Hummingbird, Houston, TX 77096

- New A/C and Evaporator Coils (June 2020)
- All the under-slab plumbing was replaced.
- Never had any foundation issues.
- Never flooded.
- **ORIGINAL HARDWOOD FLOORS** (completely refinished) in the hallway and all 3 bedrooms!!!
  - These original Hardwood Floors were meticulously refinished to match the existing flooring in the rest of the house.
- New Elegant 4" Baseboards installed throughout the 3 downstairs bedrooms, bathrooms and hallway
- New paint throughout the entire house:
  - Entire outside painted and caulked
  - All Interior walls
  - All ceilings
  - All doors
  - All trim
  - All cabinets
- Guest Bathroom COMPLETELY remodeled with new countertop, Jacuzzi Farmhouse Sink, tile floor and refinished tub with new hardware.
- Installed new LED light W/SELECTABLE COLOR TEMPERATURE - With one light fixture you get 5 different color variations for your space allowing you to set the color temperature to any mood from Warm White (2700k) to Crystal White (5000k)
  - 6 new LED lights in the Den
  - 6 new LED lights in the Living Room
  - 2 new LED lights in the stairway
  - 6 new LED lights on the patio
- Oversized & Elegant Hardwood stairs with Red Oak bannister and Wrought Iron Balusters made the upstairs easily accessible.
- Upstairs loft made great guest suite and as a game room.
- Love the breakfast nook area, sitting there watching the squirrels play in the garden.
- Soft close cabinets and drawers in the kitchen and master bath
- Gated driveway.
- The master bath and with a massive walk in closet and custom drawers and shelves was our peaceful oasis in the house, beautiful and relaxing.
- New Sliding Glass Door to give easy access to huge and gorgeous backyard
- Covered patio with two fans and speakers made for great entertainment or simply being able to sit outside. I loved sitting out there during a storm.
- Two maturing trees, the one in the backyard is great for climbing.
- Great Neighbors, quiet street, cul-de-sac, and countless hours spent hanging out with the neighbors.
- Walking distance to the most amazing elementary school, Parker Elementary, with first class music magnet programs and a Suzuki Strings program
- Loved no back neighbors, and being able to get straight onto bayou, where we could feed the turtles and was great for letting the dog stretch, run and play fetch.