

12906 Birch Glen Drive

One owner J Patrick Homes 1997 built semi-custom

- Construction plans and pictures will be left for the buyer
- Located in a cul-de-sac in rear of neighborhood with no one behind the home
- Plenty of driveway parking
- Smart thermostats, doorbell and door lock stay with house
- Miles of walking/running trails right outside rear gate
- Never close to flooding, including during Tropical Storm Allison and Hurricane Harvey

Features beyond standard floor plan:

- Kitchen decorative beams
- Eliminated light box above kitchen island
- Daltile 3-tile pattern Mardi Gras tile from floor placed on kitchen island and backsplash
- Laundry room extended for additional storage ability
- Crown moldings extended throughout entire first floor
- Primary bedroom french doors replaced single door
- Game room closet
- Extra deep 3.5 car garage; a one ton crew cab long bed truck fits in the garage
- Storage room above garage installed, with extra electric capability, hot and cold water and sewer drain
- Driveway installed for up to 42 foot RV/boat storage beside garage behind a separate gate; RV sewer drain and 30A electrical service installed
- Additional lights and plugs installed throughout home

Upgrades:

- Custom pool/hot tub with water fall added in 1998; install pictures will be left for buyer
- Pool is equipped for either salt or chlorine; currently using chlorine
- Pool ½ bath with exterior pool shower

- Separate pool area fence
- Custom deck with tree seat
- Gazebo off pool
- Garage insulated in 2018
- Garage sink
- Garage floor epoxied
- Garage plumbed for icemaker for garage fridge
- Sprinkler system installed; install pictures will be left for buyer
- Wrought iron fence and driveway gates installed
- Bath remodeled in 2018; shower size increased and walls textured with faux plaster finish
- Kitchen appliances replaced with stainless steel appliances in 2009
- Detached garage breezeway columns encased in brick matching home; additional brick will be left for future projects
- Water softener
- Separate fenced garden
- Additional backyard lighting installed; motion detecting on house corners, breezeway edges and gazebo; switched on garage peak
- Multi-color string lights ring core back yard
- Additional lights installed in garage
- Additional lights, as well as ceiling fans, installed in garage upstairs storage

Major maintenance:

- Microwave replaced in 2020
- AC registers replaced in 2020
- Front door refinished 3/2020
- All floors other than kitchen tile replaced in 2018 with luxury vinyl downstairs and upgraded carpet/pad upstairs and on stairs
- Interior painted in 2018
- 90% solar screens added in 2018

- Exterior painted in 2016
- ACs replaced in 2015 and 2013
- Deck surface replaced with composite material in 2013
- Fence replaced in 2012
- Hot water heater replaced in 2010
- Roof replaced in 2009 (Hurricane Ike); radiant barrier layer installed between shingles and roof deck
- All pool equipment has been replaced over the years; documentation will be left for buyer

Minor maintenance:

- AC filters 10/2020
- ACs serviced 9/2020; documentation available
- All smoke detector batteries replaced 3/2020
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