

Upgrades and Features for 2431 Chareleston Street #B Houston, TX 77021

Upgrades to Charleston made since purchase:

1. Extended island to wall with custom woodwork for wine fridge and more counter space
2. Installed high-end custom in-wall/ceiling surround sound speakers – Polk
3. Installed custom TV mount with HDMI, optical audio, ethernet wired to built in cabinet – Mount/wiring included with house
4. Installed glass shower door – 1st floor
5. Installed IT cabinet in master closet and terminated all ethernet cabling throughout home
6. Installed two professional grade hanging steel storage racks (4' X 8') in garage (600lb capacity each)
7. Upgraded entire house to LED lighting
8. Installed undercabinet lighting in kitchen
9. Upgraded dual flush toilets
10. Electrical dimmers in both 3rd floor bedrooms
11. Installed rain gutter over front door
12. Custom blinds
13. Front door refinished in September 2020
14. Carpet cleaning service warranty included for a year

In addition, below are some general items:

1. Built 2013 and NEVER FLOODED
2. 3 BR, 3.5 Bath
3. No HOA
4. Adjacent to soon-to-be Levit Green, a 52-acre master plan offering a curated mix of uses, including research facilities, office, residential, shopping, dining, outdoor amenities and green space.
5. Easy access 59, 288, 610 and minutes to downtown
6. A/C Heater serviced in summer 2019
7. Whirlpool W/D, stove, dishwasher and microwave **included with house**
8. Tankless gas water heater
9. Quarterly pest control maintained since built
10. Custom cabinetry built for space
11. Dual zone A/C controls
12. Radiant barrier roof
13. Built ins: desk on 3rd floor, dresser in 3rd floor bedroom, fireplace surround cabinets
14. Walking distance to Hermann Park/Golf Course, the Texas Medical Center, Houston Zoo, Museum District, Braes Bayou hiking/biking trails, Columbia Tap Rail-Trail
15. Granite counters
16. Hardwood floors
17. Custom tile work
18. Gas furnace/stove/water heater
19. Hardy plank exterior
20. Custom stone fireplace surround
21. 10ft ceilings