

8342 Mentmore Drive - Price
Lot 11 Block 2 Section 4 Champion Forest
Site: 15, 450 sq. ft.
2 - Story Traditional Brick and Siding
4 beds
3.5 Baths
Gross Living Area: 2, 890 *
2 - Car Garage
Rock waterfall pool & spa/hot tub
Gazebo / Smr Kitch

*Note: * Harris County Appraisal District has the gross living space/ square footage understated on this property. We have a Uniform Residential Appraisal Report File # 14876557 that supports the Gross Living Area of 2, 890. First floor 1,720.0 and Second floor 1,170.0*

Mentmore Recent Improvements

Never flooded

Bamboo flooring (50 year warranty) 2020 \$13,000

Shaw (15 year warranty) Nylon Carpeting 2020 \$7000

Quartz Countertops 2020 (included in labor bill below)

Kohler Faucets (kitchen & 3.5 baths) Master has scold control technology 2020 \$1,200

Kohler Toilets (3.5 baths) 2020 \$1,600

Bathroom Tile flooring & master shower/bath, and upstairs baths 2020 (Included in labor bill below)

Shower & bath trim kits (shower head, valve, and stoppers) 2020 \$600

Interior paint (entire house) 2020 \$7,000

Plaster walls (hand textured) in kitchen, and some bedrooms

Exterior paint (entire house) 2020 \$6,000

A/C Unit & Heating system (1) replacement entire system including ducting & controllers 2019 \$7,000

Oven and microwave (true convection) combo unit 2020 \$2,600

Garbage disposal 2020 \$150

Stainless steel kitchen sink 2020 \$150

Stainless cook top 2020 \$600

Led can light fixtures installed 2020 (included in labor bill below)

Dishwasher 2020 \$600

Rheem Commercial Hot Water Heater plus up to code installations (6 year warranty 1 year parts & labor) installed 10/ 2020 \$2,500

Replaced GFI's and switches 2020 (included in labor bill below)

Bathroom lighting fixtures 2020 (included in labor bill below)

Bathroom mirrors 2020 \$700

Appliances (Refrigerator, washer, dryer) stay with house \$3,500

Granite front and rear door steps/thresholds 2020 (included in labor bill below)

Pool & Spa 400,000 BTU heater 10/2020 \$3500

Spa blower 10/2020 \$200

New refrigerator door seals 10/2020 \$100

Slate entryway 2020 (included in labor bill below)

Driveway & Curb Repairs 2020 (included in labor bill below)

Roof repair (Squirrel damage repair) 10/2020 \$800

Cedar fencing entire perimeter of property 2017 \$7,500

Schlage handsets and dead bolts 2020 \$400

Landscaping (plantings and sod) \$1,300

Garage Sheet rocked 7/8" commercial fire retardant & attic added \$ N/A

220 Power outlet added to garage panel \$300

Casa Blanca Ceiling Fans (6) \$2,994 installed

Labor bill on renovations \$17,580

Roof Inspected by our Insurance carrier 11/2020 and only minor repairs were noted by field inspector. Those repairs have been done and the roof is in good working condition.