

# 1440 Scharpe Street

## FEATURES

### OVERALL

- Taken “down to the studs” in 2016
- NEVER FLOODED
- Blown-in insulation
- HVAC, 2016
- Roof, 2016
- Electrical wiring updated, 2016
- PVC plumbing, 2016
- LED lighting throughout
- NEST thermostat
- NEST smoke detectors
- Security alarm system installed
- Walking distance to the University of Houston
- Easy access to major freeways
- 2 minute drive to Downtown

### EXTERIOR

- Great curb appeal
- Large landscaped front yard
- Charming red door
- Covered front porch with new stone patio, 2020; plenty of room for chairs
- Electric solar-powered driveway gate with welded “puppy bars”
- Cedar arbor/ pergola with fan and stone floor; plenty of room for a table & chairs and grill
- Remote and wifi controlled Rachio sprinkler system in front and backyard
- Graveled pathways on both sides of property for easy maintenance
- Drainage & catch basins in front and backyard which leads to the street
- Gutters with leaf guards drain to catch basins which flow water out to street
- Lush backyard landscaping

### GARAGE

- EV charging port for electric car
- 2 car detached garage
- Graded and leveled garage; foundation work, 2016

- Epoxy garage flooring for easy maintenance
- Gutters with leaf guards installed; drain to street
- Automatic garage door opener

### LIVING ROOM

- New stone threshold just inside entrance
- Coat closet located just off entrance
- Open concept floor plan with living room, dining and kitchen
- Lutron light switches for dimmable LED can lights
- Crown molding
- Custom blinds
- Decorative fan/light fixture
- Bracket for tv installed with hidden outlets for wires behind wall

### DINING AREA

- Crown molding
- Custom blinds
- Recessed LED can lighting
- Decorative light fixture
- Open floor plan with living and kitchen

### KITCHEN

- Quartz countertops
- Lots of storage
- Grey subway tile backsplash
- Separate pantry
- Large island with breakfast bar and storage
- Stainless steel LG refrigerator (included) with ice maker and water purifier system
- Stainless steel GE dishwasher
- Stainless steel GE oven and 5 burner gas range
- Stainless steel GE built-in microwave
- Double basin sink
- 3 decorative lights over island
- USB charging port in kitchen island
- Recessed LED can lighting



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## FEATURES

### PRIMARY BEDROOM

- Spacious room
- Lutron light switches for dimmable LED can lighting
- Crown molding
- Custom blinds
- Decorative fan/light fixture

### PRIMARY BATHROOM

- Spa-like bathroom
- Double vanity with newer cabinets
- Extra-large frameless shower doors with tub & shower enclosed
- Custom stone floors and tiled walls in shower
- Built-in shelving
- Large walk-in closet
- Separate water closet

### SECONDARY BEDROOM #1

- Closet
- Crown molding
- Custom blinds
- LED can lighting
- Decorative fan/light fixture
- En suite bathroom

### EN SUITE BATH (for Secondary Bedroom #1)

- Shower with frameless glass door and white subway tile
- Pedestal sink
- Custom blinds

### SECONDARY BEDROOM #2

- Flexible space, could make an ideal study, game room/playroom or secondary bedroom
- Closet
- Crown molding
- Custom blinds
- LED can lighting
- Decorative fan/light fixture

### SECONDARY BEDROOM #3

- Flexible space, could make an ideal study, game room /playroom or secondary bedroom
- Closet
- Crown molding
- Custom blinds
- LED can lighting
- Decorative fan/light fixture

### SECONDARY BATHROOM

- Great location off of living room and in between two secondary bedrooms
- Full bathroom with shower/tub combination
- White subway tile
- Sink with cabinet storage below

### UTILITY ROOM/MUD ROOM

- Located at back entrance
- Built-in storage and coat hooks
- Washer/dryer connections
- Dry bar



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