

## 12309 PINE OAK DRIVE, DICKINSON LIST OF UPGRADES

1.9 acres, just under 2 acres!  
Close to city, but secluded country living with Dickinson bayou views  
Tons of trees, birds & wildlife to see  
Palm trees, sago palms, pine trees, banana trees, rose garden, crepe myrtles  
Flag poles  
Tons of outdoor seating areas  
Lantern lit long curvy concrete driveway  
HUGE 1 story home  
4-5 bedrooms, 3.5 baths  
Formal living, formal dining, PLUS gameroom  
3 car garage with 2 finished out rooms in garage. Could be built out for more living space, or perfect for craft rooms, workshop, etc.  
Sparkling secluded Pool  
Screened in Sunroom with newly painted epoxy flooring & planter raised flowerbed  
Covered parking porta cache at front door entry  
Circle driveway around the rose garden  
Tons of windows with peaceful private views  
2 wells, 2 septic. Original well/septic is by covered patio. Two 500 gallon tanks  
During the 1973 house add on, this required 2 more 500 tanks which are in the Front yard  
Both Fill lines go out toward street  
Grease trap by kitchen goes to first line  
Both well/septic systems were serviced after 2017 Harvey flood, septic cleaned and pumped.  
One set of ac units new inside and outside units- 2018  
2<sup>nd</sup> set inside unit In attic -2018. outside condenser 2016  
Zoned AC system  
2 Furnaces both 2018, gas. Air ducts & vents 2018.  
All wiring and breaker box 2018, (Spent \$29k on this!)  
2 water heaters, 2018  
Pool equipment and filter, 2018. Acid washed and cleaned 2018. 2012 replastered.  
Pool Not heated. Is Chlorine.  
Has a yard pump for watering yard and plants, shallow well.  
Had 43" of water during Harvey. Replaced sheetrock, insulation, some studs, ceilings, all way up! Completely new home now!  
New Pex plumbing 2018  
Roof about 10 years old.  
Foundation 2 times, 40 piers then 58 piers. Call du-west.  
New Toilets, fixtures, fans, faucets, tubs/showers, flooring, cabinets, countertops, mirrors,  
EVERYTHING NEW  
Spray foam insulation in attic  
Attic decked for storage with a window  
Newer windows  
New paint & exterior hardy plank  
Washer, dryer, refrigerator stays with right offer  
Kitchen has undermount sink, upgraded tile backsplash  
New kitchen appliances

Recessed lighting

Crown molding, chair rail, upgraded baseboards

French doors leading to sunroom

Upgraded 18" tile in all wet areas & throughout. Only carpet in 3 bedrooms.

Attractive large brick fireplace

2 pantry areas, lots of shelving

Gameroom is super unique and has so much charm, Full size bar, brick flooring and brick accent wall

High ceilings, with large arched windows in gameroom

Full bath off of game room has toilet plus bidet with ample room for adding a closet, or more storage shelves, cabinets if desired.

Master bath has separate shower and tub

Oversized shower with bench seat

2 undermount sinks at comfort height & HUGE walk in closet with built in safe plus extra 2 linen closets

New upgraded doors, door knobs, blinds

Bedroom by pool has separate door entry to pool and en suite half bath. Perfect for pool days!

Fully fenced with front gated access

Rare unique charming property!