

445 W. 21st Street, Houston, TX 77008

List of Features & Upgrades of Approximately \$65K

A RARE FIND! DARLING 3/2/2 ONE STORY CUSTOM in the CRAFTSMAN style, LIGHT & BRIGHT with OPEN FLOOR PLAN, & \$65K in RECENT UPGRADES! Located on a quiet street in a vibrant neighborhood with the HEIGHTS Hike & Bike trail just steps away from the large covered front porch and great proximity to Downtown and 3 major highways (610, I-10, I-45)! This charming home is fully fenced with a spacious professionally landscaped front yard, & a back yard with a flagstone patio and plenty of room left for a pool & spa! Detached 2 car garage with ALLEY ACCESS! Gorgeous tile flooring in both bathrooms and rich hardwood floors everywhere else! 2020 GRANITE kitchen and baths & full interior paint! 2015 LENNOX XC25 26.00 SEER Furnace, A/C & DUCT SYSTEM! 2013 OWENS CORNING ROOF w/Tru Definition Shingles! DOUBLE PANE WINDOWS! ENERGY EFFICIENT HOME! NEVER FLOODED! WALKING DISTANCE to HELMS ELEMENTARY, a Dual Language Spanish Immersion program! Blocks away from the Heights HEB! Perfect location to join Heights events such as White Linen in the Heights on 19th Street! READY FOR A QUICK CLOSE! HURRY!

- 2020:
 - **Refinished existing hardwood floors; added matching hardwood floors to all bedrooms**
 - **Granite countertops, undermount sinks and faucets in Kitchen & 2 bathrooms.**
 - **Full interior paint of walls, moldings, and doors**
 - Addition of 1 Patriot PCO UV Air Purification system to A/C Unit (2 total for system); Air Supply vents and boxes for whole house (Morrow Mechanical Priority Care Plan expires 4/2021, transferable)
- 2019
 - Pella Double in-swing back door with security locking rod
 - Samsung Gas Range – Energy Star
- 2015
 - Smoke Detectors and Carbon Monoxide detectors
 - Converted Kitchen, Bathrooms, Master Closet and Hall Can lights to LED
 - Middle Secondary Bedroom ceiling fan
 - **Rheem Water Heater 50 gallon**
 - **Lennox XC25 26.00 Seer Furnace and A/C unit. Included UV Light Air Sanitizer, New duct system, Wi-Fi Thermostat, and Attic insulation - Energy Star**
- 2014
 - Addition of French drains running from Backyard to Front sewer system on both sides of property.
 - Conversion of water conserving Irrigation system and flower bed drip irrigation
 - Addition of Irrigation Rain Sensor

- 2013
 - Roof replaced with Owens Corning TruDefinition Duration Shingles with SureNail Technology. Engineered to withstand up to 130-MPH wind performance.
 - Samsung Refrigerator – Energy Star
 - Bosch Dishwasher – Energy Star
 - Samsung Microwave
 - Waste King Food waste disposer – limited lifetime warranty
 - House Exterior Painted
 - Addition of House Rain Gutters
 - Living Room, Front Secondary Bedroom and Master Bedroom Ceiling Fans
 - Backyard Flood Light with sensor
 - Replaced all Door Locks and Hardware throughout house
- Utility Bills approximate rates
 - Gas: Centerpoint : \$20 summer, \$45 winter
 - Electric: Cirro Energy: \$150 summer, \$95
 - Water: City of Houston: \$80-110 w/grass, \$35-55 w/o grass
 - Internet: AT&T Fiber 1000 - \$70