

**Updates List
5118 Briarbend
Houston, TX 77096**

2020

Hardiplank siding installed
New patio doors and windows

2018

New gas line run from meter to house

2015

Sewer line from house to city replaced
Whole house gutters installed
French drains installed in back yard
Evaporator coil replaced
Enclosed front room and added doors to create designated office space

2014 (Disclosed by previous owners)

New hot water heater
Under-slab plumbing replaced
Windows installed throughout
Electric panel replaced
Exterior AC condenser replaced
New AC ducts and vents
New Insulation in attic
Hot water heater installed
New rear patio installed
Front Porch Slate installed
Whole house painted (exterior and interior)
Front Door Replaced
Raised panel interior doors replaced
New hardware installed on all doors
Original hardwoods refinished
Recessed can lighting installed
Decorative lighting installed
Kitchen and bath custom cabinets installed
New granite countertops in kitchen and baths
New travertine tile in kitchen and baths
New stainless-steel appliances
New custom shower with frameless door in primary bath
New bathtub and surround in hall bath
New toilets in both baths
New plumbing fixtures in both baths
New crown molding

Note: Foundation was repaired by a previous owner prior to 2014. The work was engineered and permitted but was not conveyed with a transferable warranty. All information above is deemed reliable but is not guaranteed and should be independently verified.

Please take a moment and tell me what you love about this home and neighborhood...

What we love about this house:

-Quality updates and workmanship. We have done additional work to the home to make this home move-in ready for the next owners.

-Open floorplan concept has made this home great for entertaining and very family friendly.

-Great neighborhood with friendly neighbors and tons of families with young kids. We routinely meet new families just walking around the neighborhood.

-Zoned to Kolter Elementary School, a foreign language magnet school, which is highly-rated, in a beautiful brand new building, and has a very active community/PTO/etc.

-No flooding whatsoever during Harvey or any other time.

-Great access to med center (10-15 minutes), Galleria (10-15 minutes), midtown, downtown, etc.

-Walking/biking distance to Willow Waterhole green space with hiking trails, home of annual music festival and other events, and soon to be home to Levitt Pavilion open-air performance venue: <http://www.levitthouston.org/>

-Active and organized Westbury Civic Club, provides beautification and events, as well as safety patrol by 3 constables. Dues voluntary but well worth the cost.