

Upgrades to 1041 Birnham Woods Blvd. Pasadena, TX

Downstairs:

All downstairs flooring has been replaced with laminated wood flooring.

Previous type of floor was light tan carpet.

Kitchen, laundry, and powder room tile has been replaced.

Previous type of flooring was light grayish tile.

Powder & Laundry rooms were converted into pocket doors.

Previous doors were swing doors.

Additional kitchen space with electrical plug and lighting for extra storage space for a deep freezer and small pet kennel.

Previously, there was no additional storage and was just a kitchen wall.

Stairway flooring replace with ruby red carpet and tile & handrail stained.

Previously, the entire stairwell was light tan carpet and handrail was natural color.

Misc upgrades for downstairs are:

1. Dining room light fixture replaced.
2. Ring doorbell.
3. Rear and front door replaced.
4. Rear storm door replaced.
5. Ring Camera dining room area

6. Rear and front door August Home Smart Door Locks, between the storm and main rear door there is a pin# key pad for or use the August App.
7. Multi USB outlet plugs in living and dining room area.
8. Front storm door has reflected film for daytime privacy and block U/V rays.
9. Split a/c unit installed June of 2020; purpose to utilize during hurricane season.
10. Faux blinds living room area.
11. **All kitchen appliances are less than 2yrs old.**

UPSTAIRS:

Bathroom flooring was replaced with tile.

Previous flooring was plastic vinyl flooring.

Bedroom#1 flooring has been replaced with laminated wood.

Previous flooring was light tan carpet.

Bedroom#1 remodeled in 2019; repainted and replaced swing doors with sliding mirrors.

Entire bathroom has been remodeled due to an insurance claim August 2017. Water heater pipe had a leak due to corrosion.

May of 2018 entire master bathroom was remodeled with a walk-in shower, new tile floor, painted, custom cabinet and shelving.

Previously it was bathtub, general plain cabinet.

Vanity added in January in 2020, his and her medicine cabinets, sinks replaced.

Previously NO vanity just 3 drawers, NO knee space.

Misc upgrades for downstairs are:

1. Vinyl blinds in bedroom #1.
3. Multi USB outlet plugs in all rooms.

4. Bedroom #2 remote ceiling fan.
5. Master bathroom and full bathroom has tile pockets for misc storage
6. Stairway and hallway has sensor lighting.
7. Bedroom #1 and Master in wall inlets to hide cables and electrical cords

Exterior Upgrades:

April of 2020 the following was done below:

All outdoor lights replaced with LED flood lights with motion sensing.

Wood decking has been replaced with Cali Bamboo made of composite cement and bamboo.

Trane 3 1/3 Ton installed in 2017 and comes with 10-year warranty for parts

Emerson Sensi wireless thermostat

6 circuit transfer switch kit; a EU3000is Honda generator will power the split a/c unit, refrigerator, deep freezer, downstairs electrical plugs, lights, and electrical plugs for bedroom #1 & 2. ***It's recommended not to use the microwave and run split a/c unit simultaneously unless your using a bigger generator that's above 3,500 K/w.

Garage upgrades made in May 2020

1/2" plywood is placed behind the sheet metal, all shelves and organizing mounts are gladiatorgarageworks.com

Plenty of overhead garage storage shelving.

***HOA monthly fees are \$272.25

***HOA fee covers the following below;

All exterior repairs to the Town home such as replacement of siding, roofing, fence, exterior painting and gutters.

Running city water & sewage

Maintaining lawn care front only.

Trash pickup by Waste Management **Tuesday and Friday morning @ 7:30 am**

***Plenty of garage storage and shelving

***Ring camera with flood light in front of the 2 car garage door.

*** 2 door garage with keypad replaced in January 2015.

*** Lift Master My Q garage motor replace in September 2017 (super quiet)

*** 2 car garage can be opened and closed through My Q App

Schools near by

***Mc Masters Elementary School is 0.1 miles Pasadena ISD

***Parkwood Elementary School kindergarten through 2nd grade 0.6 miles Deer Park ISD

*** Deer Park Elementary 3rd through 5th grade 0.8 miles Deer Park ISD

*** Deer Park Junior High 6th through 8th grade 0.5

*** Prime location to get to the following below:

Cinemark Hollywood Movies 20 5mins away

Hobby Airport 14mins away

Toyota Center 22mins away

Reliant Stadium 25mins away

Medical Center 28mins away

Item that will be include in the sale.

1. All major kitchen appliances.
2. Split A/C unit.
3. 6 circuit transfer switch kit.
4. All gladiator garage works shelves.
5. 2 car garage remotes.
6. Trash can with wheels.
7. All ring cameras.
8. Living room curtains, all bedroom curtains.

Items that are negotiable

1. Washer & Dryer Set
2. Deep freezer
3. Dining room table and chairs.
4. Living room entertainment Center.
5. Entire master bedroom set.
6. Bedroom#2 the entire office with chair.
7. Bedroom#2 twin size bed with mattress

Items that will not be included in the sale or non-negotiable.

1. Cabidor master bathroom mirror
2. All bedroom tv mounts
3. All of bedroom#1 shelving
4. Mail and key ring holder
5. Shoe rack
6. Eley garden hose reel.
7. Garage red tennis ball.
8. Table storage racks 3 of them located in the garage.
9. Cedar Bench
10. Metal table
11. Living room furniture to include round table with ottoman chairs.
12. Upstairs shower curtain
13. Smoker & fryer
14. Gaming chair
15. Living room stand-alone lamp.
16. Dog kennel
17. Dining courier
18. eero wifi system
19. Master bedroom floating shelf