

# 1410 Monarch Oaks Street, Houston, TX 77055

## Welcome home!

*Amazing location to everything, never lost power during winter storm Uri thanks to a whole house generator! This 'to the bricks and sticks', remodeled home is set up for an easily managed, family living space with separate multi-generational, home schooling, or home office. NO HOA. NO DESIGN COMMITTEE. Expansive open floor plan garage apartment along with its own entrance, address, and electrical & Internet. Oversized conditioned and insulated 3-car garage that can handle large trucks or SUVs side-by-side doors open along with storage rooms and a full bathroom/shower is any gear heads dream garage.*

Meticulously updated and discerningly maintained, beautiful ranch style home, move-in ready and/or ready for multiple expansions & personal design options. Oversized lot in Spring Branch (.34 acre); nestled in the highly desired subdivision of Monarch Oaks – premium location with Valley Oaks Elementary & Memorial High School, less than 2 miles from private schools Duchesne & Regis Academies, Awty International, and School of the Woods; Thirty-minutes to George Bush Intercontinental Airport. Come home to your very private back yard & place of refuge with your very own custom salt-water pool, oversized hot tub, multiple patios for cooking out, LED lighting, and a raised entertainment area with wood burning/gas fireplace and rain chains on one side and an oversized conditioned garage complete with bathroom & shower, extra storage and well-appointed apartment above.

Home was gut remodeled in 2002 to the framing and concrete and completed in 2004; Oversized three-car conditioned (a/c & heat) garage with bathroom and shower, second utility sink, storage areas, large garage apartment, breezeway to home, custom salt water pool & large hot tub, multiple custom stone patios, stone walkways, cedar frame & metal roof covered entertainment area with wood burning and gas fireplace, and extensive tropical landscaping and irrigation completed in 2016.

## Potential BUYERS & BUYERS AGENTS:

Price:	\$ 898,000
Legal Description:	LT 10 BLK 4 MONARCH OAKS
Total Bedrooms:	4
Total Bathrooms:	4
Garage:	3C (2SBS/1TNDM)
Apartment:	Full Kitchen, bedroom, bathroom
Lot Size:	.34

## Home Details

**New copper plumbing, new sewer lines to main, new clean outs for drain lines, new electrical, new Pella insulated windows, new insulation including interior, premium SS appliances, custom cabinets, granite throughout, raised ceilings, & many amenities.** New breezeway with metal roof, oversized conditioned 3-car garage (2-tandem) with bathroom including shower, sink, Toto toilet, air ventilation, separate stainless steel utility sink, insulated doors & Pella windows to match house, keypad locks, separate storage rooms (1-lockable), large garage apartment, saltwater pool/hot tub, patios, new landscaping, and covered entertaining area, all custom constructed with high end finishes and design features as well as a new main large water meter, irrigation meter, and oversized gas meter added for efficiency.

**Home is equipped with a whole house entertainment system, structured wiring, whole house water treatment system, Rainsoft drinking water filtration system, and a 20kw whole home top line GENERAC generator;** many extras being sold with the home including entertainment system inside and outside, Savant automation system, and patio/pool furniture.

*The most unique aspect is the fact that this is a dual address property grandfathered & confirmed with the COH. Garage apartment has independent address (1410-A), utility account for electrical and phone/internet; personal home office, or high-end guest quarters. Additional separate water meter could be installed for independent supply.*

The new garage and breezeway are independent of the house although presently attached allowing main home to be raised and newer construction saved and reattached. Expansion on the south side is possible as there is plenty of room and only a 5-foot set back from property line. The home is move-in ready, family friendly street with lots of young kids and an all-around safe place to grow up. And the nearly 100-year-old oak tree in the front is swing ready. Private security patrols Monarch Oaks subdivision paid for by Monarch Oaks Civics Association.

Lot and House were not flood-affected by Allison or Harvey (DID NOT FLOOD).

## Main Home

- New electrical wiring, new copper plumbing, new gas lines, new insulation including interior walls
- Original heart oak hardwood floors refinished with new hardwood floors in kitchen and sunroom to match.
- Custom cherry shaker style cabinetry in kitchen and white shaker style cabinetry in utility room with stackable LG HE washer/dryer
- Hidden ceiling speakers in kitchen and bathrooms, visible ceiling speakers in guest bedroom and great room.
- Tank-less hot water system
- Pella custom wood-clad double hung windows throughout bedrooms, bathrooms, and dining room
- Pella custom wood-clad French doors with integrated blinds in sun room
- Pella custom wood-clad casement windows with integrated blinds in kitchen
- Pella custom wood-clad casement windows in Great room with screens
- Custom wood stained to match plantation shutters & blinds throughout home
- Toto toilets throughout home
- California Closet Systems in master bedroom walk-in closets
- Restoration Hardware vanities in master bath and toilet closet
- Whole-house Generator – 20kw Generac Generator w/150 amp Nexus Switch
- Whole-house water filtration system & softener – Rainsoft
- Rainsoft drinking water system and dispenser
- Home Director Network Connection Center and structured wire throughout house (Coax and CAT5)
- AT&T Fiber Optics for high speed Internet
- Pre-wired for security camera system with active Swann 8-camera system around the home with monitor
- Entire backyard drainage system integrated with two separate catch basins and two sump pumps on either side of house (Installed 2017)
- New irrigation system (2017) and control for front and back yard.
- Landscape lighting in back yard that is integrated with AquaLink App for Pool
- New gutters with leaf guard system (2017) & rain chains
- New custom pool, hot tub, & water feature (4 fountains to pool) with oversized hot tub with Pebble Technology International, PebbleSheen Finish (2016) and custom stone and antique brick hardscape decking
- Jandy/Zodiac Pool systems equipment with variable speed filter pump, water feature pump, natural gas heated pool & hot tub, Jandy filtration system, and AquaLink for remote access, integration, and automation
- Jandy LED variable color pool and hot tub Lighting system
- Raised custom patio with optional gas lit wood burning fireplace fully bricked above roof chimney with stone cap, integrated sound system, recessed lighting, dual outdoor rated ceiling fans with integrated LED light kits with remotes, and pre-wired for outdoor television.
- 4 Gas line connections and low voltage wiring at each corner of pool for future Gas Lamps that can be integrated with the AquaLink App.
- Oversized gas meter
- New 1.5" City Water Meter and New 1.5" City Irrigation Meter (2016)
- New Sewer Pipe Connections and Lines To and Under Home to Main City Sewer Connection (2002), new clean outs and connections to sewer lines in back yard (2016)
- Custom gutters with leaf guards
- Ecobee Thermostat
- New oversized HVAC system (new A/C outdoor unit replaced in 2017), new gas log fireplace auto on/off switch (2017), new roof and new solar attic vent (2017), and new paint in 2017
- Kitchen painted, floors reconditioned in 2020
- Great Room & Dining painted in 2020
- New (north side) fence in 2020

Information provided is deemed to be accurate but is subject to buyer verification.

**Garage and Breezeway** are independently constructed and not supported by home and has been attached to appear seamless. This was done so breezeway can be severed from home in order to raise original home leaving breezeway and garage intact and available for new home construction or expansion and integration if desired. This would allow for new home construction to be moved considerably forward on property.

- Naturally lighted and custom lighting for open concept loft apartment with one bathroom/shower, walk in closet, full kitchen with island, custom cabinets, stainless steel appliances, architectural shelves, and massive extra storage and pantry.
- Separate tenant entrance for garage apartment, owner access via garage
- Keyless electronic door locks on apartment and garage entrances
- Interior stair access to second floor, mud/laundry room, downstairs closet and extra storage
- Solid REAL hardwood floors in loft and stairs
- Sealed rubberized finish on first floor of garage and first floor of garage apartment.
- 1 – Velux Solar Fresh Air Skylight with Solar Light Filter Blind, 3 - Velux Solar Skylight with Solar Light Filter Blind all with hand device remote operation
- Rheem hybrid electric hot water heat pump
- Custom cabinetry
- LG stainless steel freestanding double oven
- LG dishwasher
- LG stainless steel refrigerator
- HVAC Dakin VRF System 24 Seer (12-year parts/2-year labor) (1- Apartment & 1- Garage)
- Coachman® Collection Heavy Duty Garage Door- Premium Series with Intellicore® Insulation 4-Layer 2”
- Three Car (one side tandem) Oversized Garage to accommodate large vehicles side by-side, with utility sink and future garbage disposal, refrigerator connection with water line, and work area with numerous electrical outlets, bathroom with sink, Toto toilet, shower, separate walk-in lockable storage area, and second secret storage area, floor drainage in apartment laundry room, rear parking area, and storage area.
- Structured wire CAT5/6 with Ethernet connections in garage and garage apartment with Network Connection Center; garage apartment is wired to utilize independent Internet and phone but is also wired to share Internet from main home is desired by home owner (2 Ethernet connections in garage apartment allow this dual use)
- Pre-wired for security camera system (4 corners) that is active
- Rear and side security lighting
- Garage ceiling fans (2) and Lutron lighting system
- Custom Pella Windows in garage & apartment
- Work bench and industrial storage racks in garage and storage area

All maintenance contacts can be passed along to create a seamless transfer and continued operation of this home and its amenities. I also can provide the name of a professional that can do anything from painting to fencing and is familiar with the property so new owners could quickly initiate customization.

There is not another home in the neighborhood that was completely remodeled to the same standards or with the same amenities. The foundation is solid and has steel mesh rebar throughout. **Lower property taxes comparably for subdivision and total square feet**

