

Updates/Improvements

1314 Tuam per Seller

- Recently replaced hardware and lighting fixtures throughout the house; Replaced AC duct covers, outlet plate covers, blind pulls - anything old/yellow was refreshed to look new.
- Freshly painted walls, cabinets, trim, and closets throughout with colors selected by a professional designer
- Renovated kitchen recently replaced solid surface countertops, backsplash, sink, stainless-steel appliances (refrigerator, gas stove/oven, and microwave);
 - Refrigerator has dual ice makers with craft ice
- Updated lighting and hardware in both bathrooms

Other:

- Never flooded, no freeze damage last month
- Location: on bike lane, three blocks from Metro rail, walk to HCC, easy access to Highway 59, 288, and 45, close to multiple parks, wine bars, highly rated restaurants and other Midtown entertainment, close to The Ion and Downtown business districts
- Caroline Street Reconstruction is 75% complete; [Click here](#) for details

Items addressed from inspection reports:

- Roof leak fixed (impacted attic decking and master bath) and water stains repaired.
- Wrought iron fencing repaired
- Foliage near house was trimmed back
- Stain on hardwood floor repaired with new material
- Window screens repaired
- Carpets professionally cleaned
- Missing outlet box in backsplash has been replaced.
- Nonfunctioning light fixture in master bath has been fixed.
- Missing carbon monoxide detectors have been replaced.
- First floor bathroom toilet leaking valve has been replaced.
- The “ghost door” on the kitchen pantry is due to the shelving installed on the inside of the door. The additional weight causes the door to swing open when it is not closed. It does not swing open when it is latched shut.

