

**4103 MARKHAM STREET
HOUSTON, TEXAS 77027-6322**

OVER \$180,000.00 OF UPGRADES & IMPROVEMENTS CONSISTS

ADDITION OF MASTER BEDROOM

ADDITION OF MASTER CLOSET

ADDITION OF MASTER BATHROOM

ADDITION OF STUDY WITH CABINETS

ADDITION OF UTILITY ROOM + SINK

ADDITION OF RADIANT BARRIER IN NEW ADDITION

DOUBLE (?) INSULATION IN ADDITION

NEW WINDOWS THROUGHOUT HOUSE

NEW HVAC SYSTEM IN 2019 (2.5 TON TRANE)

HOME GENERATOR SYSTEM – POWER STAYED ON DURING FREEZE

MOSQUITO CONTROL MISTING SYSTEM

SECURITY LIGHTING AROUND HOUSE

PELLA DOORS LEADING TO THE BACKYARD

CUSTOM KITCHEN CABINETS BY BENEDETTINI CABINETS

SUBZERO REFRIDGERATOR / FREEZER

KITCHEN AID ICE MAKER

ZEPHYR BEVERAGE REFRIDGERATOR (2020)

BOSCH 800-SERIES DISHWASHER (2020)

DACOR 36" GAS COOKTOP

KITCHEN AID DUAL OVENS

IMPORTED LEVEL 5 LUXURY GRANITE

WIRED FOR SECURITY SYSTEM (OWNED)

AUTOMATIC DRIVEWAY GATE WITH MAGNETIC LOCK

PLANTATION SHUTTERS THROUGHOUT HOUSE

UP/DOWN HONEYCOMB SHADES IN MASTER

BUILT IN PHANTOM SCREENS ON BACKDOOR

HARDWOOD FLOORS TO MATCH ORIGINAL

RING DOORBELL

RECENTLY PAINTED INTERIOR

NEW LED LIGHTS ALL AROUND



**GOLDMAN MEYER
PROPERTIES**

4103 Markham Street Cost Break Down



List of Improvements	Cost/Estimated Value	Notes
Addition of Master Bedroom	\$ 100,000.00	
Addition of Master Closet		
Addition of Master Bathroom		
Addition of Study with Cabinetry		
Addition of Utility Room + Sink		
Addition of Radiant Barrier in new addition		
Double (?) insulation in addition		
New Windows throughout House		
New HVAC system in 2019 (2.5 ton Trane)	\$ 7,500.00	Installed by Autumn Air- Receipts included with home "kit"
Home Generator System	\$ 9,500.00	We have maintenance done by Generator Power Systems (2x per year)
Mosquito control Misting system		Maintained by Unique Outdoor Mosquito Pros 2-3x per year
security lighting around house		All motion activated on the side and back of house.
Pella Doors leading to the backyard	\$ 3,000.00	
Custom kitchen cabinets by Benedettini Cabinetry	\$ 17,000.00	
SubZero Refridgerator/Freezer	\$ 9,000.00	600 Series - Built-in
Kitchen Aid Ice Maker	\$ 2,000.00	We bought a new on in 2019
Zephyr beverage refridgerator (2020)	\$ 1,200.00	
Bosch 800-series dishwasher (2020)	\$ 1,200.00	
Dacor 36" Gas Cooktop	\$ 2,500.00	
Kitchen Aid Dual Ovens	\$ 4,000.00	
Imported South American Granite	\$ 11,250.00	
Wired for security system (owned)		Maintained/Monitored by Infinity Security (Brian)
Automatic Driveway gate with magnetic lock	\$ 7,500.00	
Plantation shutters throughout house		We have an extra set of shutters in the garage
Up/Down Honeycomb shades in master		Receipts in the home kit provided - purchased from the Shade Shop
Built in Phantom Screens on backdoor	\$ 1,000.00	Installed by The Shade Shop to match door exterior
Hardwood Floors to match original		
Ring doorbell	\$ 200.00	This will stay- box and all info will be left at the house.
Total	\$ 176,650.00	



Why you decided to move to this neighborhood & what you enjoy most about your community:

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|-----|---|
| 1. | Location to downtown/ Galleria |
| 2. | Walking distance to shopping + restaurant |
| 3. | Easy access to 59 NIs + 610 |
| 4. | Walkable neighborhood |
| 5. | Safe/ low crime |
| 6. | Good elementary school |
| 7. | Good neighbors - mix of young + old |
| 8. | Close proximity to 3 grocery stores |
| 9. | Walking distance to Highland Village |
| 10. | close to medical center |

AVERAGE BILLS PER MONTH APPROX.

ELECTRIC	\$175-200
WATER/SEWER	\$125
GAS	\$50
YEARLY HOA FEE	Ø
EXTRA AMENITIES FEE	Ø

AGE OF EQUIPMENT APPROX:

WATER HEATER	
NUMBER OF HVAC UNITS	2
LAST TIME HVAC SERVICED	Feb 2021
WATER SOFTNER	no
GARAGE DOOR	yes - 20 ¹⁷ yrs. old
ROOF	new 2009