

Features, Amenities, and Upgrades

614 E Fork

Webster, TX

- Full brick and Hardy (herringbone patterns etc.)
- Home is 2.5 years old
- Energy Efficient Certification (Coventry Home Builders)
 - Radiant Barrier decking for roof
 - High Efficiency A/C
 - Gas appliances, Furnace, and Hot Water Heaters
- Customized Floor Plan
 - Elevation B
 - White Grout
 - 4 beds / 4 baths (2 en suite)
 - Theater Room (furniture, tv, and system negotiable)
 - Study / Flex space with glass French Doors and French doors to covered side patio with ceiling fan and lights
 - 5 car garage
 - 8' tall garage doors on garage front
 - Golf Cart door in back of garage
 - Hot and Cold Water with sink in garage
 - Cable, TV, and Home Audio Speakers
 - Window above sink in garage
 - Fully decked 1000' attic space above garage with pulldown attic staircase access when cars are parked inside.
 - Upgraded kitchen including:
 - Quartzite counter tops
 - all cabinets are soft close
 - Sink and faucet
 - Trash and recycling slide out cabinet
 - full storage cabinets under island with 2 power outlets
 - Pantry with Spice Rack
 - Utility Room equipped with gas and electric and plug with water outlet for Fridge or ice maker
 - Tile and Carpet pad are upgraded
 - Appliances are upgraded to GE profile (stove, dishwasher, oven, microwave)
 - 2 gas fireplaces
 - 3 patios (front, side, and back)
 - Fully bricked floor on front and back porches
 - Drinking water filtration system for side tap in kitchen (also for refrigerator)
 - Master bath shower (2 heads and independent controls)
 - All mirrors are framed

- Home is wired for modern tech
 - Video Camera wiring (Cat5)
 - Front of house - front porch and over the garage in window
 - Back of house - Side Porch and center of back porch
 - Garage Doors and Sprinkler System can be connected to WIFI and controlled remotely
 - Alarm system with glass breaks, window sensors, door sensors etc.
 - Several Dimmer switches on lights
 - All rooms dual switched for light and ceiling fans
 - All rooms wired for cable
 - Theater room, living room, and back porch have ethernet
 - Back porch has mid wall mounted plug, cable and ether net for TV (Sports Fans rejoice)!!
- Whole home audio system (negotiable)
- Master Bath with His and Hers Closets with small built ins, separate vanity with ample storage, and electric plug under sink for hair drier etc.

Things current owners like about the area:

- The neighbors are amazing
- Access to
 - Johnson Space Center
 - the Nasa Bypass (easy access to 45)
 - Hwy 3
 - Baybrook Mall (shopping and restaurants)
 - grocery store (1.6 miles away)
 - Medical Community / facilities
 - Parks
 - Neighborhood park with nature walk, fishing, and amazing play equipment
 - Walter Hall Park - trails, boat ramps
 - Challenger 7 - nature trails
 - Nassau Bay Park - trails, fishing, tennis courts etc.
- No back neighbors means privacy and views where you can watch the wildlife - deer, birds (Egrets, Eagles, Hawks, Osprey, Jays) and others
- Easements behind the house and on right side of house.

Utility info:

- Cable/ Internet - Xfinity or Frontier
- Gas - Centerpoint

- Average bill is ~\$50 pm with a high of ~\$100 in winter with all the fireplaces going
- Electric - we use Green Mountain energy (not cheapest)
 - Our highest light bill has been \$260, avg light bill is ~\$90 per mo.
 - City of Webster Services - Trash, Water, Sewer
- Trash and recycling pick ups