

Home Benefits List
18406 Little Fawn Drive, Houston, Texas 77084
Estates at Cullen Park Subdivision
April 4, 2021

Home has never flooded or experienced hurricane damage

Recently remodeled in 2017 (kitchen & master bath remodeled in 2014)

- Entire house painted inside
- New hardware on doors and cabinets
- New LED lighting in 90% of house.
- Downstairs wood or tile, upstairs carpet (4 years old) Upstairs not used therefore carpet is like new
- New ceiling fans in bedrooms, game room and family room.
- Banister wrought iron spindles
- Bathrooms and kitchen have granite counters with color coordinated framed mirrors in bathrooms
- Hardy Plank installed around all windows and siding outside
- Gutters have leaf guard screens
- Childproof electric plugs installed
- Black granite split kitchen sink
- Rimless glass master shower with adjacent Jacuzzi tub
- Under cabinet lighting

Kitchen appliances:

Diva induction electric cooktop (2014), with gas hookup
Dacor professional range with convection options (2 years old)
Dacor microwave with built-in convection oven (2014)
Fisher & Paykel double dishwashers (2014)

Backyard:

Pavestone patio with 2 brick seating walls and adjacent BBQ pad
2 Plum, peach, lemon, pine and palm trees with additional 8x4 garden enclosure (hard plastic)
New fence with large entry gate installed 10/2017
Rain Bird sprinkler system with 11 zones for entire bed and yard coverage with rain sensor.

Home Amenities:

Fireplace with gas logs

New 30 year asphalt shingle roof installed 6/2016 (10 year replacement warranty)

Owned alarm system with additional fire monitor and window glass break sensors. Monitored by ADT

Smoke Alarm sensors in all rooms replaced in 2017.

AC/Heating Units: (American Standard Equipment with Digital Thermostats and 10 year warranties)

Downstairs AC	2011
Downstairs New condenser	2018
Downstairs Heater	12/2017
Upstairs AC	2016
Upstairs Heater	2016

Water heater (40 Gallon) installed 11/2014 with 8-year warranty

Larson glass security doors installed on front and back entry doors. (Security laminated glass with three bolt locks)

Venetian blinds in all windows

Motion sensor patio light

Routine quarterly exterminator maintenance for over 20 years. No bugs.

Location Amenities:

Gated community with individual owner access codes

Hike and bike trails next to neighborhood that lead to Harris County Cullen Park

1½ mile to Energy Corridor

Located between Memorial City Mall, Memorial Hermann Hospital, and Katy Mills Mall and Typhoon Texas Water Park.

½ mile from Katy Schools (Elementary, Jr. High and High School)

1½ mile to West Houston Medical Center (Texas Children's and Methodist Hospitals)

Easy access to Interstate 10 and various Harris County toll roads

1 mile to West Houston Airport (private airport)