

5109 B Larkin St Waligora-Davis Home Updates/Repairs/Amenities

LOCATION	DATE	ITEM
WINDOWS/TREATMENTS	2009	Custom plantation shutters
	2021	Replaced family room windows above balcony doors
AIR CONDITIONING	2016	Replaced 2-ton A/C System, including condenser and evaporator coil units
	2016	Replaced 3-ton A/C System, including condenser and evaporator coil units
	2018	Replaced evaporator coil for 2-ton A/C system installed in 2016; replaced under warranty
WATER HEATER	2017	Replaced water heater
KITCHEN	2014	Added Glass subway tile backsplash to kitchen
	2018	Samsung Top-Control Dishwasher
	2019	Samsung French Door-2 drawer Refrigerator and icemaker
	2020	5-burner Samsung Cooktop with Smart Connect features
	2020	Samsung Oven with Smart Control
	2021	Granite kitchen countertop
	2021	Kitchen sink
GARAGE	2020	Wi-Fi enabled Garage Door Opener
BALCONY	2021	Balcony Stucco repaired. Added modern porcelain tile flooring
	2021	Custom threshold and FrameSaver door frame and brick molding added to balcony doors
PAINT	2021	Painted select walls stairway from 1 st to 2 nd level. Painted ½ bath and select walls in master bathroom
FLOORING	2021	Replaced all carpeting
FIRE & CARBON MONOXIDE SAFETY	2020	Installed new smoke detectors, and smoke-carbon monoxide detectors
BACKYARD LANDSCAPING	2021	Yuletide Camellia & gravel

*** Amenities:

- Location, Attractions
 - Quick neighborhood access to White Oak Bayou trail
 - Short walk to new M-K-T Sunset Market
 - Minutes away from Washington Ave. corridor, Memorial Park, Galleria, Downtown, and the Heights
 - Centrally located with quick access to I-10, I-610 and I-45
- Home & Neighborhood Features
 - Modern aesthetic, open concept floor plan, stained concrete on first floor
 - Under counter lighting and wine rack
 - Spacious private backyard
 - 5 ft oval whirlpool tub
 - 9 and 10 ft ceilings throughout
 - Balcony with double French doors
 - Solid oak flooring
 - 25-year composition shingle roof with ridge vents
 - Pre-wired for surround sound theatre system (Living /Family Room)
 - City of Houston "Cottage Grove East Drainage and Paving Improvements" Infrastructure project that includes new drainage, paving, road widening, and sidewalks