

*5258 Birdwood Upgrades and Features**

House Overview

PVC under-slab plumbing lines

Home has guest quarters with full bath and 21 Seer, mini split AC unit

Site built custom cabinetry throughout.

Electrical wiring replaced, including electrical panel and weathered

Cat5 wiring throughout the house (2018)

New HVAC (2018)

New roof (2018)

Game room upstairs with additional bedroom and full bathroom (2018)

Gutters (2018) and gutter guards added (2020)

Plantation shutters added

All kitchen appliances replaced (2018)

Stainless appliance package with beverage center

Recessed lighting fixtures throughout

Double pane low E windows

Energy efficient hot water heater

Refinished hardwoods throughout home (2018)

Fenced private yard

Wrought iron fence and automatic gate along driveway (2018)

Zoned to Bellaire High School

Family Room

Re-finished hardwood Floors

10' Ceiling with beams and sconce lighting

Custom crown molding and baseboards

Recessed lighting

Kitchen

Site built custom cabinets with under counter lighting

Kitchen ceiling height was raised to 9'

Expansive high end granite counters

Subway tile back splash

Frigidaire Gallery series stainless freestanding gas range and oven

Frigidaire Gallery stainless microwave

Frigidaire Gallery stainless dishwasher

Beverage center for wine and drink storage

Built in desk/storage area along with mud room

Primary Bedroom

Refinished hardwood Floors

Crown molding

Master Bedroom has a walk-in closet with built-ins

Primary Bath

Marble Tile Floors

Porcelain surround walk-in shower

Custom job-built vanity with high-end marble countertop with glass tile accent mirrors

Secondary Bedrooms

Refinished hardwood floors

Crown molding

Secondary Bath

Subway tile surround tub/shower with glass tile accent

Porcelain tile floor

Custom job-built vanities with marble counters

Guests Quarters

Tile floors Full bath with walk-in shower

Independent 21 Seer, mini split AC unit

*Per Seller