

F.Y.I.

This house has indoor and outdoor wired surround-sound. There are two speaker jacks in the attic.

F.Y.I.

The water main line from the meter to the house was replaced in 2016.

F.Y.I.

This A/C gym space has wired surround-sound.

F.Y.I.

CenterPoint replaced the main gas line and meter to the house in 2017.

F.Y.I.

This living room is wired for surround sound.

F.Y.I.

This garage is equipped with a separate electric panel from the house. It also has a line for future hot and cold water.

F.Y.I.

The fountains and sprinkler system are all controlled automatically from the control panel on the deck.

F.Y.I.

If you have children and worried about the fountains, they can easily be transformed into flower gardens and converted back when desired.

F.Y.I.

This house has a high efficiency R-410A air conditioner installed in 2015. A new gas furnace was installed in 2017.

F.Y.I.

This is the original chandelier to the house, restored in 2017 to its former glory!

F.Y.I.

Watch your step and please remove your shoes!

F.Y.I.

This house was built in 1938!

F.Y.I.

This house has a new water heater installed in 2017.

F.Y.I.

This wall has a gas line installed for a future wall-mount fireplace.

F.Y.I.

Touch me! I turn on. My light indicates my temperature!



**F.Y.I.**

Watch your step and please remove your shoes! This loft space is perfect for a small home office.

**F.Y.I.**

This house boasts a 14,451 SF lot, much larger than most Garden Oaks lots.

**F.Y.I.**

Attic provides for a large amount of storage space.

**F.Y.I.**

This doorbell is original to the house!

**F.Y.I.**

Mini-Pools are each 5.5 feet deep and each contain their own circulation systems to keep water separated if desired. Make one into a pond!

**F.Y.I.**

Starbucks only 1-block down the street!



**F.Y.I.**

Interior walls and upstairs flooring contains insulation for sound proofing.

**F.Y.I.**

Windows are high-end double-hung double-tilt. They also contain both Low-e glass and Argon gas for efficiency and sound-proofing.

F.Y.I.

This house has new insulation throughout the entire house and has high-efficiency spray foam insulation on the cathedral ceiling.

F.Y.I.

To turn on the fountain for 20 minutes, press the top-right blue button.

F.Y.I.

This paneling is called "Japanese burnt cedar" and is not stained. Each piece has been hand burnt with a torch.

F.Y.I.

This storage area has been restored with a new roof. Water damage/rot has been stopped!

F.Y.I.

Imperfections on the floor add character! These are the original and fully restored hardwood floors.

F.Y.I.

The 4-inch sanitary sewer line running to the back of the lot was replaced in 2017 to PVC.

F.Y.I.

This is a whole-house fan. Turn it on in a nice spring day to instantly keep the house cool!

F.Y.I.

All plumbing in this house has been converted to new PVC.

F.Y.I.

The 30th Street exit onto Durham Drive is one-way, so cross traffic is non-existent.

F.Y.I.

Look up! This tub is equipped with a rain shower with 6 valve options.

F.Y.I.

Look up! This tub is equipped with a rain shower with 6 valve options.

F.Y.I.

Huge trees covering the roof make the home very energy efficient.

F.Y.I.

Mini-Pools are each 5.5 feet deep and each contain their own circulation systems to keep water separated if desired. Make one into a pond!

F.Y.I.

I'm a pot filler! Use me to fill up pots or a coffee maker.

F.Y.I.

This house contains dimmable lights adding to the nighttime atmosphere.

F.Y.I.

This house is equipped with extensive nighttime ambiance lighting.

F.Y.I.

Yes, the road noise is louder than at most homes. After living here for 2-years, we can attest, you stop hearing it after about 2-weeks. Ask the neighbors!

F.Y.I.

This house is zoned to Garden Oaks Montessori Elementary School.



F.Y.I.

To turn on the fountains and start circulation for 20 minutes, press the top right blue button.

