

1303 Kent Oak Facts Sheet

Remodeled in 2018 after Harvey flood (house had 1.5ft water)

Upgrades & Features

Large Double front door

Plumbing - re-piped with cpvc in 2010

Windows double pane

Exterior repainted Nov.2020

Built-in electric fireplace with space for recessed TV above in Master Bed

Upgraded Ikea walk-in closet

Walk-in attic with one climate controlled room

Built-in safe in attic room

Ethernet (Cat6) run from attic room to 3 locations in house (master bed TV, formal living TV, formal living media cabinet)

Automatic sprinkler system

Wiring from old security system still installed (need new system)

Upgraded Kitchen cabinet hardware

Upgraded Doors and Door handles

Wifi switch for front porch lights

Porcelain kitchen island and counters - heat and scratch resistant

Marble in Master bath, powder room (counter/floor), bar, fireplace counters

Gas Water Heater, furnace, stove, fireplace (optional gas connection behind clothes dryer)

2 AC/furnaces (1 for each level) with Nest smart thermostats

Appliances Included

Water Heater Tank - replaced Aug.2018

Dishwasher - New Aug.2018

Vent Hood with heat lamps

Large 6 burner gas stove

Optional Appliances and Other Items

Fridge - Aug 2018 (\$2000)

Washer/Dryer - Aug 2018 (\$1200)

Entryway Mirror - 2019 (\$2000)

Crate and Barrel Sectional with stain resistant fabric 2019, pillows included (\$2800)

Projector and Screen (\$1000)

Media Room Rug (\$300)

Kitchen Island Chandelier (\$300)

Stairway Chandelier (\$300)

Master bath sconces (\$800)

Bedroom Chair (\$250)

Wine Cooler (\$200)

Master Bedroom TV / Mount (\$200)
Media Room + Master Bedroom Curtains + Rods (\$1000)
Blink Camera by front entrance (\$50)

Exclusions

Coffee Table
Bar Mirror
Bookcase
Lamp with Art Frame
Light installation in bar
Paintings and art lights in dining nook