



## **125 OAK PLACE DRIVE UPGRADE LIST**

- The air conditioning system has been recently upgraded with a new zone control board and thermostats — all top of the line from Honeywell.
- A/C condenser unit was replaced 3 years ago, and the compressor is about 4 years old and is American Standard brand, silver line series.
- Electric hot water heater is located in the garage (not the attic), and was replaced 3 years ago by a top of the line Rheem brand.
- Highly energy-efficient and quiet because the walls are made of four by sixes rather than two by fours, and beneath the galvanized metal skin, the house is completely encased in 1 inch thick sheets of plywood bolted to traditional stick framing .... Highest electric bills during the summer average about \$150.
- The slab sits on dozens of deep poured concrete “bell-bottom piers”, which explains why there is no evidence of shifting, settling or anything beyond a hairline crack in the garage floor..... this is a much more expensive but more durable construction technique than the quicker “tension cable slab” method used in most newer townhomes.
- AT&T ultra high-speed fiber optic is already installed; The house is pre-wired for additional AV / cable and with two separate lines for traditional “wire based” telephone service.
- No HOA and no driveway gates, so city trash and recycling remains curbside at no extra cost.
- Mail slot is at the front doorway— one of the only townhomes in this neighborhood to have an individual mailbox rather than a shared community mailbox stand.
- Custom ironwork on ground floor is custom fabricated and completely secures the house and has been recently repainted/retouched
- Neutral color Italian porcelain tile was custom installed throughout the ground floor and in the master bath.... This porcelain tile is expensive but unique because it has translucent properties which, like the Carrera marble in the master bath, refracts the abundant soft natural light beautifully.
- The current occupant is the original owner and reports that this property, nor any neighboring houses, has ever flooded....When the rest of the city streets are flooding, the driveway and the street in front have always drained the water quickly with no ponding.
- The current occupant is the original owner and reports that there has never been an insurance claim filed, not even a broken window, through several hurricanes and tropical storms — most likely because of the way the house is situated and sheltered. This is a very safe and durable house!

## Message from the seller about the home's AMAZING LOCATION!

*"The house is situated in a "micro neighborhood" at the eastern edge of Montrose where downtown begins. The lot is on a parcel of land which at one time was part of the state fair of Texas and later became part of a large garden encircling one of the old mansions in central Houston. As a result the primary street leaving the house is lined with 100 + year old Live Oak trees, which form a gorgeous streetscape viewable from the master bedroom, kitchen and dining room windows. The gas lighted townhomes fronting the street create a gorgeous city view each evening.*

- midtown Park is three blocks away
- Webster Park is two blocks away
- Buffalo Bayou Park, the city's premier outdoor living room, is a 10 minute walk from the front door.
- The metro rail leading to the medical center, NRG stadium, and destinations downtown and north is a 10 minute walk from the front door
- The city's designated "green line" bike path system starts three blocks from the house
- The neighborhood is surrounded by pubs, sports bars, some of Houston's best restaurants, grocery stores and specialty shops, ... except for your work commute, you could live here most days never need to get into your car!

*at the same time the house is positioned at least three blocks from everything creating a buffer zone which makes this home a very quiet and peaceful place.... Visitors frequently comment on how quiet the house is even though it's only a few blocks from the center of Houston"*

