

2435 Albans
Houston, Texas 77005

Listing Agent:
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Updates and Features

2018:
New roof with 25 year warranty
New water heater with six year warranty
New A/C air handler, heater, new attic ductwork, new 3rd floor mini split with 12 year warranty
Gut renovation of kitchen including:
 New Wolf dual fuel 36" range, Bosch dishwasher, Jenn-Air drawer microwave
 New custom hardwood cabinets
 New Cambria quartz countertops
 48" Sub-Zero fridge upgraded with all new refrigeration equipment under 10-year warranty
 Carrera marble slab backsplash
Updated bar including new dual wine fridges, quartz countertops, carrera marble slab backsplash
New engineered wide plank french oak hardwood floors throughout home, new 3rd floor carpet
New stair banisters
Fresh interior paint including trim and ceilings, exterior paint including windows and trim
Finished out garage apartment including adding laundry, new floors to match main house, fresh paint, new windows and new kitchen counters, sink, faucet, counter tops
New custom glass and steel front door
Updated powder room with custom quartz waterfall vanity and wall paper

2019:
New custom gunite heated saltwater pool with mosaic glass tile spa, Wet Edge surface, water features, multi-color LED lighting and iphone controls (3-year warranty on pool equipment)
New custom pool pavilion with ceiling fans, designer lighting, built in speakers
New travertine patio
New front and back landscaping including mature trees
New irrigation system including smart controller and drip irrigation in planters and between all patio pavers in back yard
New smart multi-color landscape lighting

2020:
All new three upstairs bathrooms plus laundry room including marble floors, quartz countertops, designer lighting and plumbing fixtures, custom hardwood vanities and cabinetry and frameless shower glass
New carrera marble slab fireplace and mantle
New garage door and garage door opener
Re-sealed all windows and skylights
All new EmTek doorknobs and smartlocks

Other
All new designer light fixtures and window treatments to remain
All new smart sprinkler controllers, smart locks, smart garage door, smart alarm system, smart pool equipment, smart exterior and landscape lighting and smart thermostats.