

**FEATURES AND UPGRADES**  
**5226 NINA LEE LANE, HOUSTON, TX 77092**

- New roof
- New PEX plumbing
- New blown insulation in attic
- New entry door
- Double pane windows
- New garage door
- HVAC 2018
- Water heater 2019
- New custom shaker-panel, solid wood, kitchen and bathroom cabinets
- New granite counters in kitchen and bathrooms
- New under-mount sink in kitchen and baths
- New Botticino marble backsplash in kitchen
- New faucets, hardware, door knobs, and bathroom hardware
- New mirrors in all bathrooms
- New stainless steel gas range and microwave
- New wide baseboards in entire home
- New crown molding in main living area, dining, hallway and breakfast area
- New ceiling fans with light kits
- New recessed LED lighting in living room, family, entry, hallway and kitchen
- New light fixtures throughout
- New hand-scraped engineered flooring throughout
- New, beautiful, neutral floor tile in kitchen and bathrooms
- New and beautiful interior and exterior paint
- New outlets and switches
- New smoke detectors
- New programmable thermostat
- Master bath shower has been added to include new tile, Botticino tile bottom, glass mosaic inserts and a new shower door
- Home has been professionally cleaned
- Copper electrical wiring

- Vivant alarm system
- Fresh landscaping
- Large wood shed out back
- Full-lawn irrigation system
- Whole house water filtration
- Outdoor wood deck with pergola
- Home has fenced-in back yard
- All major systems have been serviced

### **OTHER NOTABLE FEATURES**

- One-year home warranty included, your choice
- Lifetime foundation warranty with Atlas Foundation Co
- 30-year roof shingle warranty with Owen-Corning
- No Homeowners Association (HOA) Dues
- No MUD Taxes
- Located in a mature, established neighborhood!
- Convenient to NW Freeway (Hwy 290), 610 Loop and Beltway 8 (Sam Houston Parkway)
- Close to the Galleria area, downtown Houston, and shopping
- Walking distance to Mangum Manor Park and playground
- Houston ISD schools are nearby
- Never flooded!