

For Property at 20725 Rumsey Springs Drive, Oakhurst at Kingwood, Porter, TX

Owned by Michael & Mary Barnes

Key features:

- Easy access to Highway 59/69 and Downtown Houston. One of the best highways.
- Located on a quiet cul-de-sac.
- Home as never flooded. www.floodfactor.com rates the property a "1" – best rating.
- Immaculately maintained.
- Features 17-kilowatt, Generac natural gas generator for continuous, reliable power. (This was a \$4,200 improvement. Generator is on a regular maintenance/inspection plan.)
- Open floor plan. Spacious for a one-story home.
- Home for music lovers. Wired for sound in 4 locations (living room, dining room, master bedroom and back patio). Optional Bowers & Wilkins satellite, in-ceiling & patio speakers (11 speakers at \$2,200.)

Improvements/upgrades to property:

- Custom, built-in entertainment cabinet in living room and bookcase in library - \$3,500
- Outdoor slate patio and built-in kitchen with natural gas grill, storage and refrigerator - \$4,500
- 2017 – replaced back fence - \$1,130
- 2017 cleaned all ducts - \$700
- 2018 added new roof - \$10,700
- 2018 replaced 1 external AC unit - \$3,000
- 2019 added new carpet throughout home - \$6,300
- 2019 replaced garage door and unit, added insulated door - \$1,300
- 2019 replaced and upgraded garbage disposal - \$170
- 2019 added Bosh dishwasher - \$900
- 2019 – added Rachio, internet-based control system via phone for lawn irrigation system - \$210
- 2019 – upgraded outdoor grill - \$850
- 2020- added two patio fans - \$300
- 2021 – Replaced damaged trees from winter storm and upgraded landscaping - \$1,650
- 2021 – Pressure washed house, patio, driveway, and cleaned all windows inside/out - \$580

Total upgrades: \$35,790