



CHRISTIE'S
INTERNATIONAL REAL ESTATE

7714 N Hunters Court

Houston, TX

2012

- 4 ton A/C downstairs

2019

- Vegetable / herb garden boxes and "petite deck nook" added
- \$7K+ Front Landscaping completely remodeled, all new dirt, plantings, irrigation, black star gravel and steppingstones on side paths and lighting. Rachio digital irrigation controller installed.
- High Speed fiber connection from AT&T buried in conduit

2020

- Solar powered attic fan
- 5 ton A/C upstairs
- \$9,500 3-hole SynLawn putting green and landscape lighting added in 2020
- Backyard trees trimmed and deep root fertilized
- Ring doorbell/ Ring security light
- Nest thermostats 1st / 2nd floor

2021

- Garage floor stain and sealer
- 4 new lemon trees planted in front and back white planters after freeze -
- New counter tops kitchen
- New kitchen hardware
- New exterior paint (brick / windows / stucco/ gutters)
- All new shutters on exterior windows
- New front door paint / hardware

Additional

- New Bosch super silence plus 40 dishwasher
- \$15K+ Remodeled landscaping in backyard, gray-stained concrete patio, drainage, underground conduit for electrical outlets and added additional outlets in convenient places throughout yard and added 4 Holly trees, boxwood border.
- Added patio lights across backyard and in garage
- In ceiling speakers - Living room and kitchen
- \$2K Custom Barn Door on Laundry Room
- \$5K+ Custom built in cabinets and desks in 2nd floor landing library area with sliding keyboard trays, pull out shelf for printer, pull out shelf for craft supplies in lower cabinet as
- Custom built ins in Garage
- Seagrass flooring in master bedroom and master closets
- Chandelier in Dining room (only if buyer wants to keep and will use)
- Dimmers on Light Switches throughout / even in bathrooms
- 3rd floor drum lights included
- Awing added in secondary bedroom
- Added clear glass dry erase boards in secondary bedroom and on 3rd floor
- All planters are included

Exclusions

- Primary Bedroom Chandelier / 2 Secondary Bedroom Chandeliers / Chandelier in Study
- Mirrors: 2 in Primary Bedroom / 2 in Secondary Bedroom / 2 in Living Room / 1 in Kitchen / 1 two piece mirror in Dining Room
- 2nd Floor Landing / Study Taffeta Curtains
- Jen-air Refrigerator
- Lighted "Relax" sign on 3rd floor / skateboards on wall
- Patio swing
- White & gray bulletin boards in 2nd floor study

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