

# updates

811 BEVERLY STREET

- Heating, Air conditioning and all duct work replaced in 2016. Work by Texas AC works.
- Kitchen Renovation with custom cabinetry, plumbing and lighting, quartz counter tops done in 2016.
- Upstairs bathroom was taken down to the studs in late 2020. All plumbing behind walls and fixtures and electrical replaced at that time. Added custom cabinetry, over sized walk in shower with glass enclosure, lighting and all new hardware.
- Downstairs bathroom originally was updated with tub and tile surround in 2012-2013. Floor re-tiled in 2016. In 2020 we added the vanity, new lighting, new ac vent, toilet and faucet.
- Pier and beam foundation completely re-built in 2016. Work done by All Texas Foundation.
- Hardiplank siding and all windows replaced in 2016.
- New Water Heater installed in 2013.
- Half Roof Lower pitch done in 2015. Work done by Cedric Ledet (receipt).
- Exterior landscaping- Addition of synthetic astroturf, new pavers and patio done in 2016 -Synlawn comes with warranty.
- New ceiling fans in living room and primary bedroom - 2021
- New ceiling fan and light in upstairs secondary room - 2021
- Upstairs primary bathroom, shower, all hardware, both toilets replaced, floors re-finished throughout 4 walk in closets -2021
- Gardens re-planted and re-mulched - 2021
- Pressure washed everywhere - 2021
- Re-painted Interior with Snowbound Sherwin Williams - 2021



# Good to know

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Average Utilities Costs:

Bounce Energy \$110 per month electricity  
\$35 Water city of Houston  
\$25 gas Centerpoint  
AT&T internet \$60 per month  
Lawn Care \$25 per week Jesse Fernandez

Walk to:

Antidote Coffee  
Sonoma  
Good dog  
Field and Tides  
Everything on White Oak

Parking pad in front and driveway parking.  
Plenty of street parking available for parties.

We have custom sized multi color Christmas lights for top of house  
and front porch.

