

**954 Buoy Rd
Houston TX 77062**

- 1428 sq ft living space, 7800 sq ft (65'x120') lot size
- 3 Bdrm, 2 bath, 1 story bungalow, brick veneer, 2 car garage with independent doors/openers
- 50 gal Gas HW heater (2010), gas dryer (2010), electric washer (2018), dishwasher (2019), gas stove (2010), electric 30" wall oven (2021)
- Recently remodeled whole house, kitchen & appliances, replaced tubs & enclosures, replaced vanities, upgraded closet systems, tile and pergo flooring (2017).
- Windows replaced with double-paned vinyl Apr 2006.
- All sewage drain lines replaced with PVC pipe (main 4" Feb 2009, kitch 2" Dec 2012)
- Gas furnace replaced Jan 2020, AC unit (inner and outer) replaced June 2013, maintained yearly by Weeks Services (ask for Jeremy)
- Separate 400 sq ft shop with power and AC behind house, with storage room, built 2018. Shop is completely insulated (floor, ext & int walls, ceiling), with shelves, workbenches, power reel, humidifier, and overhead lighting.
- House attic had extra fiberglass batt insulation installed and was decked in for storage in 2005 - deck panels can be pulled up easily to access piping or wiring underneath.
- Amcrest home video monitoring system – 3 cameras, 6 days video storage retained on private hard drive, all signals over Cat6 cable, nothing wireless. System has room for one additional camera.
- Whole house exterior siding replaced with hardieplank siding, hardieboard soffits, and PVC fascia in 2010-2011 – will never rot
- Whole-house attic fan, installed 2006. Thermal cover in attic must be opened to operate fan.
- Convenient to Whitcomb Elementary School, one street over, and Clear Lake Intermediate School, one block over.
- Low HOA fees - \$62/year
- Circuit maps for house and shop available
- Power, gas, water use history of house from '92 to present available
- Covered back deck connecting house to shop, with natural gas grill installed 2016.
- 6' x 8' Back yard storage shed for lawnmower, etc.

- Covered 160 gal pond with goldfish, pump, and filter, no feeding necessary. Built 2017.
- 32' of 1'x1' raised beds for gardening, with high-quality soil. Built 2018.
- Roof - composition shingles, replaced 2020, with ridge vent.
- We have been told house is on same hardened power string as HCA Hospital – during hurricane Ike, this side of the street (only) had electricity, while the rest of Clear Lake City took many days to be re-energized.
- All windows have hurricane shutters pre-cut to shape, labeled, and stored away.
- House saw no flooding during Harvey – Camino South subdivision has very good drainage with short access to lake, shedding 15" of rain over 3 hours during the worst of Harvey. Also saw no pipe breakage during 3 day power loss & deep freeze Feb 2021.
- All fencing solid, no rotten support poles – back fence pushed a bit crooked by neighbor's bush, but poles are strong.

Paint colors:

outside: Sherwin Williams White, beige (Sherwin Williams 7679 Golden Gate), blue (SW 7603 Pool House)

inside living room (SW 8065 Snow Day, walls & ceiling)

bedrooms (SW 6240 Windy Blue walls, SW White ceiling)

Hallway (Behr White Metal)

Maintenance:

Two 16x25 air filters, replaced every 4 months

Annual HVAC maintenance contract w/ Weeks' Service Co, ~\$150

Alliance Plumbing has done all work