

## UPGRADES

838 W 26th Street

Located in greater heights, more specifically Shady Acres right inside loop 610; super fast access to the loop and I-45, 290, I-10. Great neighborhood with sidewalks ideal for walking a pet or taking the family to nearby parks. Very short walk/bike ride to the Heights hike/bike trail at Nicholson and 26th on the other side of Shepherd/Durham. A few blocks from great bar scene on 20th street with many new bars and restaurants now open. Right off of Durham/Shepherd with great restaurants as well. Very close to HEB on 24th Street, as well as Whole Foods at Yale and 610.

- + House originally built prior to 1920. I purchased the home in 2017 and it was in bad shape. We've replaced the old rotting siding with brand new, hardy plank siding and repainted. Also replaced the roof at that time. Also replaced AC and furnace when I purchased the house.
- + Replaced floors throughout with vinyl wood flooring. Texturized/repainted walls throughout the home also at that time in 2017.
- + Kitchen: dishwasher, gas stove/oven, refrigerator, and microwave are all new and purchased since 2018. Kitchen has been completely remodeled to replace all old cabinets, sink, and bartop with brand new shaker cabinets built to the kitchen and new, larger countertop (made to be more of a peninsula as it is now) to accommodate more space for prepping food and accommodating guests.
- + Laundry/pantry: replaced all cabinets with custom shaker cabinets around washer/dryer; replaced tile with new honeycomb tile (2021)
- + Bathrooms: both bathrooms have been completely remodeled from top to bottom. Front bathroom: remodeled in 2020; brand new flooring, bathtub, toilet, vanity, mirror and lighting; repainted and new light fixture. Master bath: demoed old bathroom and combined with closet hallway to reconfigure entry and make a larger master bath and accommodate double vanity; replaced jacuzzi tub that no longer worked with large walk-in shower. New floors, toilet, shower, vanity, lighting. Changed location of large window previously inside bathtub area to allow for more privacy. Master closet is also brand new, custom Elfa system from Container Store.
- + Backyard: Brand new step built for easier access from house into backyard. Very spacious yard great for a dog or for entertaining guests right in the heart of Houston. Large planter boxes ideal for growing vegetables or herbs. Good sized shed with power.
- + Security: Eufy doorbell camera can be accessed through an app and access will be transferred to new tenants upon move in.