

Features at 2708 Wichita

LOCATION! LOCATION! LOCATION!

- Historic District of Riverside Terrace
- Easy Access to Highway 288
- Close to Universities
 - Texas Southern University
 - University of Houston
 - Rice University
 - Houston Community College
- Surrounding Districts
 - Texas Medical Center
 - Downtown
 - EaDo
 - Museum District
 - Midtown
 - Convention District

SYSTEMS

- NEW A/C's
 - 3 Zones
- NEW Furnace in New Addition of Home
- NEW Electrical
 - Smart Home Capability
 - Relocation of Electrical Wires to Back of Home.
- NEW Pex Plumbing

EXTERIOR

- NEW Roof
- Foundation
 - Repair by Allied Foundation Specialists
 - Installed Block & Base Driven Concrete Piers in June 2021
 - Transferable Warranty
- Tankless Water Heater
- NEW Driveway with Remote Controlled Gate
- NEW Sidewalk in Front Yard
- NEW Cement Walkway & Deck in Back Yard
- NEW 8' Privacy Fence
- Brick Masonry Restored & Painted
- French Drain System Underneath Home for Future In-Ground Gutter System
- Energy Efficient Windows
- NEW Exterior Lighting in Front, Side and Back
- Hardi Plank Siding

FLOORING

- 1st Floor: Lifeproof Luxury Plank
 - Waterproof
 - Scratch Resistant
 - Stain Resistant
 - Manufacturers Lifetime Residential Warranty
 - Guest Bath has Original Black & White Tile
- 2nd Floor: Restored Original Hardwood in Bedrooms & Hallway
 - Ceramic Tile in EnSuite Bath
 - Original Black & White Tile in Hallway Bath
 - New Wood Plank on Balcony
- No Carpet

WALLS

- NEW Sheetrock
- Sherwin Williams Useful Gray Interior Paint Throughout
- NEW Trim & Molding

BRAND NEW DOORS, FIXTURES & RECESSED LIGHTING

KITCHEN

- NEW Custom Cabinetry
- NEW Stainless Steel Appliances
- Brushed Nickell Pot Filler
- Brushed Nickell Sink Faucet
- Stainless Steel Vent Hood
- White Farmhouse Sink
- Granite Countertops
- Extended Length White Subway Tile Backsplash
- Frosted Glass Pantry Door
- Custom Oak Shelving in Pantry

BUTLER'S PANTRY

- Wine Fridge
- Wine Rack
- Undercounter Icemaker
- Sink
- Lots of Cabinet Space
- Granite Countertops

ADDITIONAL SPACES

- **Flex Space in Back of Home**
 - Possibilities
 - Game Room
 - Media Room
 - Office/Studio
 - Man Cave
 - Wet Bar
 - French Doors with Access to Back Yard
- **Additional Space Off Kitchen** (Possibilities)
 - Breakfast Nook
 - Space for Additional Refrigerator or Freezer
 - Playroom for Kids
 - Study Space for Kids
- **Study**
 - Located in Front of House
- **Laundry Room**
 - 1st Floor
 - Close to Primary Bedroom
 - Counter Space – Granite Countertops
 - Cabinets
- **Mud Room**
 - Located at Back Entrance from Garage

PRIMARY BEDROOM

- Located on 1st Floor
- 17.6' x 15.4'
- Tray Ceiling
- French Doors to New Deck in Back Yard

PRIMARY BATH

- Delta Plumbing
- His & Her Floor to Ceiling Tiled Shower
- Transom Window
- 2 Delta H2OKinetic Showerheads
- 2 Luxart Brushed Nickell Smartselect Handshowers
- 2 Delta Stainless Wall Mount H2OKinetic Showerheads
- Custom Frameless Glass Enclosure with Sliding Door
- Claw Foot Tub
- Delta Stainless Floor Mount Tub Filler
- Dual Sinks
- Full Length Framed Mirror
- New Fixtures
- Private Toilet Room (Kohler)

Large Primary Closet

- Built-Ins
- Access from Primary Bath