

**Capital Improvements at 2801 Quenby Ave  
Houston, Texas 77005**

**2021**

- Installed New Custom Front Door (Simpson craftsman fir door with 6 lites above and one razed panel below)
- 3 sets of custom Weathershield double doors installed around courtyard and side patio.
- New GAF 50 Year Roof installed.

**2020**

- Plantation shutters installed on all street facing windows downstairs.
- Cellular shades installed on all windows upstairs.
- 2 new garage doors and new openers installed. Doors painted same color as grey exterior trim.
- New LED ceiling lights installed throughout the house (1<sup>st</sup> & 2<sup>nd</sup> floor).
- Ceiling fan installed in primary bedroom.
- Exterior landscape lighting installed in front and back of house.
- Totally remodeled Kitchen—Leathered marble countertops, custom cabinets with soft closing cabinets drawers, breakfast bar with pendant lighting (all new). New stainless steel Thermador appliances including 6-burner gas range (5 year extended warranty), range hood, microwave, dishwasher and built-in refrigerator. Custom pantry, cabinet & drawers. Button sink disposal.
- Powder room updated with new vanity and wallpaper.
- Master bath totally remodeled with Carrara marble countertops and floors, double shower, separate tub, & 2 vanities.
- 2 upstairs bathrooms updated with Carrera marble countertops and new tile floors.
- Hardwood floors installed throughout the first floor and hallways on the second floor.
- 2 HVAC installed (two ecobee digital thermostats with one upstairs and the other downstairs).
- HVAC ductwork completely replaced.
- 2 new water heaters installed (natural gas).
- Exterior brick painted white with gray trim.
- New artificial turf with French drain installed in the courtyard.
- Custom Built-ins and wine refrigerator installed in the dining room.
- Designer chandelier installed in the dining room.
- Custom built-ins and Majestic natural gas fireplace installed in the living room.