

FEATURES AND UPGRADES

5722 ARBOR VITAE DRIVE, TX 77092

- New blown insulation in attic
- New entry door
- New water heater
- New granite counters in kitchen and all bathrooms
- New under-mount sink in kitchen and all baths
- New Botticino marble backsplash in kitchen backsplash
- New faucets, hardware, door knobs, and bathroom hardware
- New mirrors in all bathrooms
- New stainless steel gas range and microwave
- New wide baseboards in all of the downstairs
- New crown molding in main living area, dining, hallway and breakfast area
- New ceiling fans with light kits
- New recessed LED lighting in family room, bonus room, kitchen, pantry hall, hallway upstairs, and master bath.
- New light fixtures throughout
- New hand-scraped engineered flooring throughout downstairs area
- New upgraded 43oz carpet and padding upstairs
- New, beautiful, neutral floor tile in kitchen, bathrooms, and laundry
- New and beautiful interior and exterior paint
- New electric panel, outlets and switches
- New smoke detectors
- Master bath shower has been rebuilt to include new tile, Botticino tile floor, glass mosaic inserts and a new shower door
- Home has been professionally cleaned
- Copper electrical wiring
- Home has fenced-in back yard
- All major systems have been serviced

OTHER NOTABLE FEATURES

- Large bonus room off the back the home!
- 2 primary suites (one downstairs and one upstairs), each with en-suite baths, his/hers sinks, and his/hers closets.
- One-year home warranty included, your choice
- Foundation warranty with Boost Foundation
- No MUD Taxes
- Large concrete area in back, perfect for parking “toys” such as boat, RV, etc. (HOA does not allow in the front of house) so this makes it perfect to avoid costly storage fees.
- No neighbors behind the home.
- Located in a mature, established neighborhood!
- Convenient to NW Freeway (Hwy 290), 610 Loop and Beltway 8 (Sam Houston Parkway)
- Close to the Galleria area, downtown Houston, and shopping
- Houston ISD schools are nearby
- Never flooded!