



5470
JACKWOOD ST

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FEATURES AND UPGARDES

Quality, convenience of design, security, and curb appeal make this home stand out, and it has NEVER FLOODED.

The beautifully remodeled kitchen has a walk-in pantry and the Amish-built custom hardwood cabinets have convenient drawers and pull-outs, including a second pantry. Additional storage cabinets have also been added to the utility room. The kitchen flows into the breakfast area and large family room with views of the pool and newly landscaped yard. Recessed lighting that adjusts for color temperature and angle brightens this area.

The large dining room is perfect for entertaining, and a flex room can be used as an office, playroom, or living room.

The four large newly carpeted bedrooms have walk-in closets and lots of shelves. The hall bathroom incorporates imported Italian tile and custom cabinets with more drawers and pullout shelves, and across the hall is a large storage closet. The owner's suite adjoins a large walk-in closet with built-in storage and a bathroom designed for tranquility with its luxuriously sized shower, beautiful granite counters, and drawer-filled custom cabinets.

The house is protected by AT&T Digital Life door and window sensors, ARLO indoor and outdoor cameras, RING doorbell, and motion sensor lights for the driveway and back yard.

The exterior appearance of the home is enhanced by an attractive energy-efficient aluminium shingle roof with a warranty extending to 2056.

New driveway and sidewalks, and extensive landscaping watered by a newly updated underground irrigation system add to the curb appeal of the home, and the lighted pool is the perfect place to play and exercise.

Children can walk to nearby Herod Elementary and Bellaire High School; the Texas Medical Center is only 6 miles away, and there is plentiful shopping at Meyerland Mall, the nearby Galleria, and the many grocery stores. Access to both 610 and 59/69 is quick and easy.



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REMODELING AND UPDATES

- **Never flooded – elevation certificate – Flood insurance reduced based on study**
- Aluminum roof replaced (2016) – transferrable warranty for 40 years (2056)
- Pool; will leave Polaris pool sweeper (value \$500-600)
- Granite patio
- All appliances, patio furniture, gas grill, and yard tools can remain with the home
- Zoned to Herod Elementary (Vanguard Gifted & Talented Magnet and Dual Language) & Bellaire HS (World Languages magnet)
- Continuous termite and pest control

2021

- New superior stain-resistant Karastan carpet in bedrooms (25-year warranty) and paint in other rooms
- Driveway and sidewalks replaced; tile added on front porch
- Landscaping renewed and Irrigation system updated
- Brick restoration
- New electrical panel installed; new switches & dimmers
- Recessed lights in family room and hall; adjustable angle and color temperature (2700-5000 Kelvin)
- Main bath plumbing replaced under the house with PVC piping

2020

- Ring doorbell and Arlo security cameras; external motion sensor lights

2019

- New privacy fence
- New under counter lighting in kitchen

2018

- Bathrooms remodeled and master closet enlarged; imported Italian tile in hall bathroom; custom cabinets in both bathrooms. All drawers or pullout shelves
- PEX plumbing throughout house
- New fence installed

2013

- House leveled (transferrable warranty)

2010

- Kitchen Remodeled – Amish Cabinets of Texas custom cabinets (maple hardwood); all drawers or pull-out shelves; tall pantry cabinet with pull-out shelves; 2 lazy Susan cabinets in corners.
- Tile floors replaced in family and utility room
- Engineered hardwoods installed in living room, dining room, hall (can be refinished 3 times)
- Recessed lights in kitchen and breakfast area
- Energy-saving double pane windows installed in all windows
- Ceiling fans in family room, dining room, 3 bedrooms



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FEATURES TO POINT OUT ABOUT THE HOUSE

Kitchen

- Range oven functions as both regular electric and convection oven; has a warming drawer – very handy at the holidays and when entertaining
- Pantry with pull-out shelves
- Walk-in Pantry
- Numerous drawers make access to kitchen equipment easier
- Dividers for baking sheets/platters above refrigerator
- Lazy Susan cabinets in both lower corner cabinets
- Unique corner drawer
- Utensil drawer has two levels for lots of utensils
- 42-inch cabinets provide extra shelves for storing infrequently used items
- Under-cabinet lighting

Utility Room

- Added storage cabinets

Family Room

- New recessed lighting can be adjusted for color temperature (soft white to daylight) and angle
- Lighting throughout the house is on dimmer switches.

Engineered Hardwood Floors in Entry, Living Room, Dining Room, and Hall

- Flooring thickness allows them to be refinished 3 times

Bedroom Carpet

- New superior stain-resistant Karastan carpet with 25-year warranty

Primary Bathroom

- Drawers, pullout storage, and pullout shelf beneath sink provide easy access
- Rain showerhead and hand-held shower

Primary Closet

- Added drawers and shelves in unit at back of closet

Hall Bathroom

- Drawers and floor-to-ceiling storage cabinet with pull-out shelves for ease of access
- Imported Italian tile

Large Hall Storage Closet

- **All appliances; outdoor table, chairs, and umbrella; and gas grill can remain**

Outside

- Aluminum shingle roof with 40-year warranty (2056)
- New electrical panel (2021)
- Granite patio
- Pool is lighted for night swimming
- Automatic pool cleaner (Polaris) can remain
- Underground Irrigation System with Automatic Controls - System was updated this year

Security

- Door and window sensors monitored by AT&T
- Family room camera and 2 outside Arlo cameras and Ring doorbell monitored by Apps
- Motion sensor lights for driveway and backyard

Explanation for security:

Husband traveled for work and wife was home alone with children
Frequent leisure travel allows home to be monitored during leisure travel.

Note: There has never been any kind of break-in or property theft.