

OWNER ADDED IMPROVEMENTS FOR 1277 BLALOCK RD, 77055

HOME WAS DEMO'ED DOWN TO STUDS AND REBUILT IN 2013. ALL WORK PERMITTED AND INSPECTED BY COH INSPECTORS. ELECTRICAL, PLUMBING & HVAC INSTALLED ACCORDING TO COH CODE. PERMITS TO STAY WITH HOME.

Structural changes made to add more living area; added butler pantry, powder room, laundry room and wine bar area

Home was rewired and replumbed with PlexPipe; all pipes located inside walls and crawlspace between floors so safe from freezes

Custom KraftMaid cabinetry installed with soft-close hinges; high vanities with granite tops throughout

Downstairs living area features beautiful 20" ceramic floor tiles; crown molding in family room

Gas line for vent-free fireplace installed on east wall of family room

Recessed lighting in kitchen, wine bar and family room; dimmable switches

Entry features decorative leaded glass double doors

Patio features double glass doors with inserted blinds

Kitchen features under cabinet LED lights, two large cutlery drawers, built-in pullout trash bin and three sets of pullout storage drawers, deep stainless steel double sinks; enclosure for refrigerator space with overhead cabinet;

Butler pantry has plenty of shelving and storage space, houses breaker box conveniently out of site

Laundry room features high cabinetry with granite top over spacious KraftMaid storage cabinets beneath and shelving above countertop and washer/dryer; long wall has clothes rod for convenient hanging laundry

Powder room has spacious KraftMaid medicine cabinet; custom light fixture and mirror

Wine bar feature Vissani Stainless Steel built-in wine/beverage cooler for 52 bottles of your beverage of choice; granite top, plumbed wet sink; set of three KraftMaid drawers and additional two-door cabinet for storage

Beautiful wood staircase to access upstairs bedrooms and baths

Beautiful laminate flooring in spacious hallway and bedrooms

All upstairs windows have custom pull up/pull down shades in neutral color; cable connection installed in each bedroom

Owner's bedroom features large walk-in closet and double windows for lots of natural lighting; full bath with shower only (not enclosed)

Bedroom #2 features a walk-in closet

Two baths feature custom tile and raised vanities with granite tops and drawers for storage

Deep Jacuzzi tub in hall bath

New HVAC system in 2019

New water heater in 2020

New roof on dwelling and garage installed 5/2021

Patio features 20' x 20' pavestone bricks with four drains, no flooding (home has never flooded)

New patio fencing 9/21/21

\*All Per Seller mjel