

2032 Norfolk St. Amenities

Neighborhood:

- New natural gas and water lines and storm sewers installed by respective City agencies (Summer 2021) as part of Upper Kirby Redevelopment Authority project:
<http://www.upperkirbydistrict.org/index.php/the-district-at-work/district-projects/coming-soon>
- Included Upper Kirby Redevelopment Authority beautification project along Shepherd to include relocation of overhead utilities in duct banks under the street allowing for an urban streetscape to overlay new infrastructure improvements. Streetscape improvements meet ADA requirements and include pedestrian lighting, wider sidewalks, benches, landscape enhancements and brick-paved crosswalks

Exterior

- New stucco, sheathing, flashing, moisture barrier 2019 (REAR AND SIDE OF HOUSE) M&P 
- New glass block windows and double paned patio French doors 2019
- Stained glass wood front entry door.
- Roof replaced in 2016
- Security/UV/hurricane window film on all windows
- Decorative wrought iron entry gate with remote controlled entry intercom and release (operable from inside 1st and 2nd floors of home)
- 4 wired security cameras, remote-capable viewing and DVR recording (ADT subscription needed)
- Electronic keypad (touch and remote app) for gate, front and kitchen doors, and for garage door.
- Fully landscaped front and entry way and automatic lighting
- Fully landscaped grass backyard and tiled patio with fencing and decorative privacy lattice, including decorative automatic lighting, circular tree bench (to remain)
- Exterior mounted Samsung Smart TV with outdoor all-weather cover (to remain).
- Rainbird 4 zone automatic irrigation system. Remote capable

Mechanical

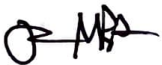
- 2 Zoned HVAC: Lennox 3-ton AC/furnace units. Two-staged. installed 4/2021 (5-year manufacturer's warranty). Amana 4-ton Goodman AC/furnace units. Two-staged (installed 2017)
- 20 kw whole house natural gas Generac generator Remote capable.
- Rinnai tankless water heater (gas) 199,999 BTU
- Electronic water descaler

Interior

- Security
 - Hard wired, interconnected combination smoke and CO2 detectors
 - Alarm system control pads on first and second floors
 - Front gate intercom and gate release controls (Entry way and outside master bedroom (2nd floor))
- Whole house
 - Updated lighting and plumbing fixtures throughout (2018)
 - Ceiling fans in all rooms
 - Red oak satin finish stairs and landings
 - Diana Royal marble floors installed over Schluter low profile system (installed 2018) throughout first floor
 - Painted 2019 / 2020

- Garage
 - Two car garage with automatic door opener
 - Overhead storage
 - Fire resistant door access to kitchen
- Entry way (1st floor)
 - Crystal pendant light over entry door
 - 19' atrium style ceiling
 - ½ bath with Ceasarstone Rugged Concrete countertop
 - Diana Royal marble floors installed over Schluter low profile system (installed 2018)
- Kitchen (1st floor)
 - Diana Royal marble floors installed over Schluter low profile system (installed 2018)
 - Ceasarstone Rugged Concrete countertops in kitchen, all 3.5 bathrooms and laundry room
 - Stainless steel KitchenAid convection double ovens
 - KitchenAid refrigerator/freezer (to remain)
 - Dacor 5 burner gas cooktop and vent
 - Pendant lighting over cooktop
 - Under cabinet lighting in kitchen
 - 24" wall mounted Samsung TV (to remain)
 - Under counter mounted 32" x 10" double Franke stainless steel sink with inline Britta water purification system
 - Stainless steel KitchenAid dishwasher (2018)
 - 7 shelf 9' kitchen walk-in pantry with hanging spice rack on inside pantry door
- Dining Room (1st floor)
 - Diana Royal marble floors installed over Schluter low profile system (installed 2018)
 - Modern single wide pendant lighting over dining area
 - Wall sconce lighting
 - Chair rail
- Living Room (1st floor)
 - Diana Royal marble floors installed over Schluter low profile system (installed 2018)
 - Natural gas fireplace, wall switch operated (and remote ready). Fully serviced in 2021
 - 15' ceilings
 - 2 double-paned, insulated glass 9' French doors
 - 3 art nooks with spotlights
- Master Bedroom (2nd floor)
 - Tray ceilings in bedroom and sitting room
 - Natural gas fireplace in sitting area, Wall switch operated (and remote ready). Fully serviced in 2021
 - French doors leading to balcony off master bedroom sitting area
 - Walk-in master closet includes built-in shelves and chests of drawers and 2 floor mounted safes (to remain)
 - Nourtex Pacific Tweed color Pasture low pile wool carpeting installed over Healthy Choice low VOC cushion
 - 51" wall mounted LG TV (to remain)
- Master bath
 - 24" wall mounted Samsung TV (to remain)
 - Master bath jetted tub
 - Handheld/rain spray/jet shower heads in glass door master shower (done in 2019)
 - Dual Master Bathroom sinks

- Full linen closet
- Ceasarstone Rugged Concrete countertops
- Laundry room (2nd floor)
 - Sink, cabinets and closet with hidden storage space (46 SF)
 - Ceasarstone Rugged Concrete countertops in kitchen
 - 5.2 Cu. Ft. Mega-Capacity LG Turbowash washer with Steam Technology (to remain)
 - 9.0 Cu. Ft. Mega-Capacity LG Natural Gas Dryer with Steam Technology (to remain)
- Secondary bedroom (3rd floor)
 - 11' peaked ceiling
 - Walk-in closet 6'5" x 8'7" (56.55 SF)
 - Full en-suite bath separate sink area with Ceasarstone Rugged Concrete countertops and full standard tub / shower and Skylight (never leaked)
 - Full linen closet
 - Nourtex Pacific Tweed color Pasture low pile wool carpeting installed over Healthy Choice low VOC cushion
 - 55" wall-mounted Samsung Smart TV (remains with house)
- Secondary bedroom (4th floor)
 - Nourtex Pacific Tweed color Pasture low pile wool carpeting installed over Healthy Choice low VOC cushion
 - En-suite bath with full standard tub / shower and skylight (never leaked) and Ceasarstone Rugged Concrete countertops
 - Full linen closet
 - Attic access (with space to expand) via fire resistant door
- Attic (4th floor)
 - ~~Nourtex Pacific Tweed color Pasture low pile wool carpeting installed over Healthy Choice~~



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