

## **ATTRIBUTES AND UPGRADES**

**1610 N Hollow  
Humble, TX 77396**

1845 sq ft one story home in desired neighborhood of North Hollow Estates

3 bedrooms

2 full baths

Over 55K in upgrades done in 2021

New Lennox HVAC system completely new (inside and out) July, 2021

New electrical panel - 2021

New Larson, triple pane acoustic windows– 2021

New Larson storm doors on front and back– 2021

Attic insulation replaced – 2021

New LB Sash front and back doors - 2021

Fresh interior paint in common areas - 2021

Gutters replaced 2019

Den wood tile flooring new – October, 2021

Hall and master bedroom wood tile flooring installed 2019

Roof – 2009

Easy living floor plan

Large master suite with dual sinks and extra separate vanity space – lots of counter and mirror space

Two large, newly tile floored master closets with built in shelving

Huge den with brick fireplace and access to the backyard and patio

Cute kitchen with DOUBLE OVEN and built in spice rack in pantry

Atrium in center of house allowing light and design opportunities

Lots of windows for plenty of natural light

Full sized 2 car garage with covered breezeway from kitchen to garage – makes life easy 😊

Never flooded

Doesn't seem to lose power during power outages

Great proximity to Hwy 59 / I69 and Beltway 8 making it easy to get everywhere in the city.

Minutes from Bush Intercontinental Airport.

Close to groceries, Deerbrook Mall, restaurants, and parks