

## 5351 Hidalgo Upgrades/Updates

1	Double paned, low E windows by Anderson on 1st and 2nd floor on exposed sides (north and south) (2017); remaining windows have custom made Sunburst shutters Thermador Professional 6 burner range with oversize oven (2018) Thermador convection oven/microwave combo (2018)	\$ 49,973.25
2	Thermador dishwasher, 3 drawer, quiet (2018)  Kitchen Vent – whisper quiet, externally vented with retractable hood and lights (2018)	12,180.54
3	Natural stone floor with subway tile backsplash in kitchen (2018)	3,921.00
4	New fence with cap top and rot board, metal framed gates Lattice work topped enclosure for HVAC	3,532.00
5	HVAC 2 high efficiency Trane units – 2012/2009, under continuous maintenance and service contract	22,159.00
6	Powder room redone with framed mirror, hand painted wallpaper, and RH Graydon Shagreen vanity cabinet	<u>3,675.09</u>
	<b>Subtotal</b>	<b>\$ 95,440.88</b>
7	Large Saltillo tile patio, great for entertaining in the backyard garden	
8	Central vacuum, new motor (2107), new hose and attachments (2019)	
9	Designer kitchen chandelier with Edison lights	
10	All bathroom countertops have been upgraded to granite Spa like master retreat including a separate water closet with bidet	
11	Seamless glass shower enclosure in primary bath	
12	Front yard has extensive landscape with raised flagstone border and underground drip irrigation system	
13	Flagstone entry walk to iron gated entry. Iron work has been powder coated for beauty and longevity	
14	Pebble finish extra long driveway, capable parking two additional cars.	
15	Beautiful built-ins in living room	
16	Pine floors with Nordic finish on 3rd floor	
17	Roof, (2008), 30 year materials warranty, hand nailed shingles	
18	Fiber optic service to the house capable of 1G/sec ADT Pulse security system can be operated remotely by smartphone. System includes	
19	glass breakage detectors, remotely accessible camera and remote control over entry light	
20	Internal radiant control coating attic insulation.	
21	Solar powered attic exhaust fan.	

# 5351 Hidalgo

## Our Neighborhood

St George Place is enclosed with ivy covered brick walls with the features of a small town, diverse in culture, language and age:

- Friendly and walkable.
- Two schools, The School at St George (pre-K through 5<sup>th</sup>) and Mandarin Immersion Magnet School (pre-K through 8<sup>th</sup>).
- TIRZ to fund public infrastructure improvements.
- Municipal management district providing professional maintenance of the streetscape, 24/7 security patrol.
- Only neighborhood in the City of Houston that has zoning.
- Voluntary civic association that sponsors community events and provides a forum for neighborhood discussions.
- The nearby (2 blocks) Galleria/Uptown District is Houston's second downtown offering World class dining, retail, hotels and over 26 million square feet of office space. Post Oak Blvd, the "main street of Uptown" has undergone a \$250 million reconstruction that incorporates transit, trees and infrastructure improvements.
- Strategically located with convenient access to Rice University, the Museum District, the Downtown arts and performance venues, the Medical Center, Memorial Park, both airports and the sports arenas.

## Experiencing our Home

You approach the home up the wide pebbled driveway, to your left is a professionally designed and installed stacked flagstone enclosed garden featuring underground drip irrigation, perennial flowers, bushes and a Mountain Laurel, which echos the hill country. Above are wrought iron window boxes filled with flowers.

As you proceed along the flagstone walkway to the front door, your eye is drawn to the wrought iron enclosed porch/entry with saltillo tile, providing beauty and security. The home features an ADT Pulse security system, fully controllable from your smart phone allowing you to turn lights on, view cameras and arm/disarm the system regardless of your location.

Entering the solid wood front door with leaded glass panels, you are in the light filled entry foyer. The solid oak flooring throughout the first floor greets you with the richness only available from natural materials.

Just beyond the foyer is a coat closet and built-in shoe cabinet. To your left is the designer powder room, featuring hand painted wallpaper, distinctive tile and a Shagreen leather covered vanity cabinet. A large framed mirror hangs over the vanity.

Next is the open floor plan main living level. The back garden is revealed through the wall of large double paned, low E windows and glass panel door. To your right is the designer chef's kitchen featuring a Thermador pro 6 burner gas stove with oversized oven; retractable, externally vented hood; Thermador whisper quiet dishwasher; Thermador microwave/convection oven combination; granite counter tops; subway tile backsplash; limestone tile floor; granite topped island and large glass chandelier with Edison bulbs.

The dining area features art lighting and the living area has a gas log fireplace with granite tile surround and floor to ceiling built-in cabinets. Both areas are light filled and have unimpeded views of the secluded backyard garden. The garden surrounds a saltillo tile patio and is enclosed with a wooden fence that includes a lattice work topped HVAC enclosure.

The master suite and two bedrooms are on the second floor, which is accessed with an open stair that pours light through the house. The first bedroom at the top of the stairs has double paned windows and glass panel door, which opens up to a Juliet balcony and includes a walk-in closet. The second bedroom also includes a walk-in closet and double paned windows. In the hallway are two storage closets and a bathroom with granite top vanity and tile floor is shared by the two bedrooms.

Continuing down the hallway, you enter the expansive master suite with its wall of double paned windows overlooking the lush back garden. The main room in the master suite is oversized with a sitting area near the windows. The European styled bathroom features a seamless glass enclosed shower, garden tub, separate vanities with granite countertops, large framed mirrors and a separate watercloset that includes a bidet. The large walk-thru closet features dual built-in drawers, shoe shelf and built-in shelves. Exiting the closet, you enter the full featured laundry room which can also be accessed from the hall to the other bedrooms.

Access to the 3<sup>rd</sup> level is provided by wide stairs with a mid-point landing. The 3<sup>rd</sup> level is a full suite with its own bathroom. A large cathedral window with Sunburst shutters floods the room with light. The natural pine floors with Nordic finish and built-in bookshelves add functional beauty to the room which lends itself to multiple uses, from an art studio to a media room, let your imagination decide.

Our home has been lovingly cared for over the years with many upgrades. We have enjoyed morning coffee with the birds or a glass of wine in the evening in the back garden. It is also a wonderful home for entertaining and we have had many special moments with family and friends. One of the moments we fondly cherish is watching the Uptown fireworks display after Thanksgiving dinner with the family from the upper levels.

Our wish is that you would also love this home and enjoy it as we have.