

1303 Asbury  
Houston, Texas 77007  
The Neighborhood of Rice Military

**Kitchen – 20'x13'5"**

- 2<sup>nd</sup> level location
- 9'10" Ceilings with recessed lighting
- Bosch in cabinet microwave, Bosch oven, Bosch Dishwasher, LG Refrigerator/freezer combo – all stainless steel
- Dual basin stainless steel sink with chrome faucet and hand sprayer
- 5 burner gas range
- Under cabinet lighting and 36'x120" island with enough space for 4-5 stools
- 9 overhead door soft closing cabinets
- 7 undercounter soft closing door cabinets
- 12 undercounter soft closing drawers
- Silestone quartz countertops, modern white and glass backsplash, 3 individual overhead pendant lighting
- Walk in Pantry with 6 shelves

**Dining -9'5"x13'5"**

- 2nd level location, 9'10" ceiling height
- 7 shelf built in book shelf
- 141" X 71" large window
- Kitchen & living room access
- Exposed truss ceiling
- 3.5" oak hard wood flooring

**Living – 13'5"x21'**

- 2<sup>nd</sup> level location
- 9'10" Ceilings with recessed lighting and a 141"x71" window
- Digital programmable Nest thermostat on floors 1-3
- 48" wet bar, with built in drain, for the luxury of great coffee
- 3.5" oak hard wood flooring with 3" baseboards

**Powder Room – 3'x8'**

- Silestone countertop, undermounted square sink, with gooseneck chrome faucet, and 2 soft closing undercounter cabinets
- 2<sup>nd</sup> Level location
- Frameless mirror and 2 light modern vanity fixture
- Floating vanity with 24"x12" modern gray porcelain tile flooring

**Entryway – 6'9"x6'8"**

- Meets garage, 1<sup>st</sup> floor bedroom, and the stairs
- 1<sup>st</sup> Level location
- Recessed lighting, patina concrete flooring, and key organizer on the wall
- Ring elite door bell

**Backyard – 23'8"x13'**

- Turfed ground with a treated cedar wood pergola, string lights wired to a lightswitch, and 3 added French drains
- Sliding glass door with access to 1<sup>st</sup> floor bedroom
- Wood like porcelain tile landing
- Lorex 4k Camera with the feed on a smart phone

**1<sup>st</sup> Floor Bedroom – 11'x13'4"**

- 1<sup>st</sup> floor location with 9' ceilings and recessed lighting

- Modern concrete patina flooring with back patio, sliding door, access
- Built in desk and queen size Murphy Bed
- 2-32" shelf towers on each side of the bed having 10 shelves and 2 drawers each
- Walk in closet (3'x6') with 7 shelves and 5 drawers
- The room also has a wardrobe closet that is 46" wide and has 3 drawers
- En suite full bathroom

**1<sup>st</sup> Floor Bathroom**

- 1<sup>st</sup> level location with 9' Ceilings patina concrete flooring
- Modern floating vanity with one 2 door cabinet and 3 soft closing drawers
- Silestone quartz countertop and backsplash, square undermounted sink with chrome goose neck faucet
- One large overhead cabinet with a shelf
- Frameless mirror, 3 light vanity fixture, hand towel and towel rack, 12"x24" modern gray floor tile

**3<sup>rd</sup> Floor Bedroom – 10'8"x11'10"**

- 3<sup>rd</sup> level location with 9' Ceilings, 3.5" oak flooring with baseboards, and recessed lighting
- 6.5' wide closet with double doors, 7 shelves and 4 drawers
- 3M privacy screening on the windows with custom shades

**3<sup>rd</sup> Floor Bathroom -4'10"x8'9"**

- 3<sup>rd</sup> level location en suite of a bedroom
- 24"x12" porcelain gray floor tile, with modern chrome fixtures and a goose neck faucet
- Silestone quartz countertop and backsplash with an undermounted square sink, frameless mirror, and floating vanity
- There is one undercounter 2 door cabinet and 1 overcounter cabinet with 1 shelf

**Primary Bedroom-13'6"x14'**

- 3<sup>rd</sup> level location with an en suite bathroom
- 2 windows with 3M privacy screens and custom window shades
- Walk In closet (8'9"x5'6") with 17 drawers, 7 shelves, and 4 hanging rods
- 9'ceilings
- 3.5" oak wood flooring

**Primary Bathroom**

- 3<sup>rd</sup> floor location en suite of primary bedroom with 9' ceilings
- 24"x12" porcelain gray floor tile, with modern chrome fixtures and a goose neck faucets
- Silestone quartz countertop and backsplash with 2 undermounted square sinks, frameless mirror, and a floating vanity
- There is 2 undercounter 2 door cabinets and 6 soft close drawers
- Jacuzzi soaking tub with 1 large (46"x46") privacy window and a separate frameless shower

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Home equipped with:

- Programmable Insteon dimmers and outlets
- New refrigerator, purchased in July
- 3 French drains
- Elfa closet systems throughout
- Water softener system with filtration and conditioner
- Epoxyed garage floors
- Lorex 4k cameras, front and back
- UV protection on all windows
- Nest thermostats on floors 1,2,3
- Custom shades
- Pex piping
- AT&T 1 G Fiber in symmetric use with structured cable for electronics on all floors
- All LED lightbulbs
- Water manifold system to be able to shut down appliances separately if needed

Mechanical Equipment

- All 3 compressors are 8 years old
- Hot water heater is 8 years old
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