

Letter from the Seller regarding area, features and upgrades:

This area is growing rapidly with new retail, restaurants, and other brand new homes. Midtown, Downtown, and Eado are only a mile or two away which provide access to excellent culinary experiences, fantastic nightlife like lounges, bars and venues, and sports arenas like NRG Stadium, the Toyota Center, Minute Maid Park, etc. The Metro rail is walking distance which transports riders to Eado, Downtown, Midtown, The Medical Center, NRG Stadium, and Sams Club. There is a bike trail around 10 blocks away that connects other bike riders to a network of bike trails for many miles through The Medical Center, The Museum District, Eado, Downtown, Midtown, The Heights, Memorial Park, etc. The University of Houston stadium is walking distance from the house which is very convenient for attending football games or other U of H related activities. Emancipation Park is only an estimated mile away from the house; which was privately funded to provide excellent recreation to the community.

This home has only been owned by one owner, who took pride in maintaining it and believed in performing repairs correctly and by the right craftsmen. Too many times, investors or home owners utilize cheap labor and cut corners; this is not the case here. All the upgrades have been installed correctly by professionals, and top quality material has been utilized. The owner is even providing a warranty on certain features.

The home features the following:

New Owens Corning Duration shingle roof system (30-50 year roof) which is less than 3 months old. This roof system was voted #1 in the 2019 consumer report and has been number one since then. Since the Seller owns a roofing and construction company, he is providing a 5-year installation warranty. After 5 years, if the new owner allows a roof maintenance to be administered by the Seller, he will certify it for an additional 5 years. In addition, the Seller will also transfer the Owens Corning product defect warranty to the new buyer free of charge; and register the new buyer in the Owens Corning database so the buyer doesn't have to facilitate this process. This limited lifetime warranty will cover product defects for as long as the new owner owns the home. Some other value added benefits are that the hip & ridge shingles are true 30-50 year shingle (Riser Ridge); the Seller also installed ice and water barrier along all the eaves and rakes, valleys and under every flashing (this prevents the leaks associated with the huge freeze that occurred earlier this year). All brand new galvanized pipe jacks with roofing screws with rubber washers.

The air conditioning system is less than a year old and the installer has agreed to provide a one year installation warranty from the date the Buyer moves in. Also, the system came with a 10 year manufacture warranty for product defects.

Brand new large patio addition with stamped concrete and tongue and groove ceiling stained with Early American color stain. This patio features a built in top quality grill with natural gas already connected, and an extra-large outside sink with large faucet to

comfortably and effectively wash food or cooking ware. Both of these features are beautifully hand crafted with thick granite to sustain outdoor conditions and provide an elegant look! They are both constructed out of stone for quality and beauty. The patio cover is also properly vented with RidgeVent on the roof and soffits. The posts are true 8" x 8" posts which have been secured with concrete and rebar, and the beams are 4" x 14" beams which provide ultimate strength. The location of this patio is awesome as it is boxed in from the house, surrounding neighbors, and fence which provides a shadow and breeze that is always felt!! A large fan was also installed for additional air flow along with four lights for superior lighting!

The kitchen was completely remodeled with ALL brand new appliances, cabinets, countertops and backsplash!! It features an extra-large island which is a chefs dream and also designed to seat plenty of guests! The thought behind it was to be able to have plenty of counter space to cook while slinging cocktails for guests during a dinner party or night out, while still being comfortable for normal daily routines!

This home has three amazing full bathrooms that were completely remodeled with the intent to provide inspiration and positive energy! Each bathroom has brand new tile floors, quartz countertops, new mirrors and faucets. The actual baths are stunning!! They all include a brand new sliding shower door, and a master piece design to create a luxury feel and soothing effect when taking a hot shower!!

Some additional features include all new lighting fixtures in the entire house; brand new carpets; elegant floors; the entire exterior and interior have been resealed and painted this week with top quality Sherwin Williams paint; new epoxy concrete paint in the floor of the garage, expanded driveway with fresh concrete paint; hot water heater is less than 6 months old; brand new wood blinds; garage door opener installed, washer and dryer included; all brand new stainless steel kitchen appliances to include refrigerator, microwave, oven, and dishwasher; Alarm system will be left in house if desired which includes security cameras; burglar bar on front door for additional security feature.