

1414 Aldrich  
Houston, Texas 77055  
Amenities

**Kitchen**

- 1<sup>st</sup> level location with recessed lighting, a wine nook, and breakfast area
- 13' Ceilings at highest peak with recessed lighting and an exposed beam vaulted ceiling
- LG stainless steel refrigerator with in door ice and water dispenser
- GE build in microwave, GE double oven with 5 burner gas cooktop
- Granite countertops, soft closing drawers and cabinets
- Whirlpool refrigerator freezer combo
- Large 52"x108" island with space for 4 chairs
- 9 overhead door cabinets
- 5 undercounter door cabinets
- 12 undercounter soft closing drawers
- Deep dual basin SS sink with gooseneck faucet and hand sprayer located in the island
- Bosch SS dishwasher, trash drawer, and 2 undercabinet drawers located in the island.
- Marble brick layer patterned backsplash
- Wide 4 shelf pantry

**Dining**

- 1st level location
- 10' partially vaulted ceilings with recessed lighting and a 3 bulb chandelier
- Wainscotting on bottom half of walls, framed doors and windows
- 70"x70" window open to front yard

**Living**

- 1st level location
- 13' ceilings with exposed beam vaulted ceiling and recessed lighting
- Triple picture windows for abundant light
- Gas log fireplace, also open for enjoyment from the backyard
- Wainscotting, 4 in-ceiling speakers, framed doors
- Custom window shades

**Spare Bedroom (Used as a spare room)**

- 2nd Floor location, 9' ceilings, carpet
- 7.5" baseboards, 5" crown molding
- 1 framed double wide window, and framed door
- En Suite full bathroom
- 3 bulb lighted fan

**Spare Bathroom**

- 2nd Floor location with 18" porcelain marble look tile flooring and 7.5" baseboards
- Granite counters with a square undermounted porcelain sink, framed mirror, and 3 light vanity fixture

- 6 undercounter soft closing drawers and 1 cabinet
- Bathtub with shower
- En suite closet, 8'10" x 3', with 3 hanging rods and 8 shelves

**Wine Nook**

- 78" wide with SS wine cooler, overhead angled wine rack, and stemware hanging rack
- 2 overhead single door cabinets with 3 shelves ea inside
- 2 undercabinet drawers and 2 undercounter cabinets with single doors
- Granite countertops with the same marble brick lay pattern backsplash

**Breakfast Nook**

- 10' ceilings, wainscotting, framed 58"x70" picture window
- Access to backyard, kitchen, and living room
- Recessed lighting
- Current table is 50" and has 4 chairs
- 1<sup>st</sup> floor location with pre-engineered wood flooring

**Office**

- 1st floor location
- 7.5" baseboards and 5" crown molding, 70"x70" window
- 5" pre engineered wood flooring, 3 bulb lighted fan
- Double French door with full window panels on each door
- 7'8"x3'5" walk in closet

**Powder Room**

- 1st floor location, 10' ceiling
- 18" porcelain marble look tile to match other bathrooms
- 7.5" baseboards and 5" crown molding
- Double door undercounter cabinet, granite counter and backsplash
- Square undermounted porcelain sink, chrome faucet, framed mirror, 3 bulb vanity fixture

**Secondary Bedroom (Boys Room)**

- 2<sup>nd</sup> floor location, 9' ceilings, carpet, 2 standard windows
- 7.5" baseboards, 5" crown molding, 3 bulb lighted fan
- 5'2"x4' walk in closet with 1 hanging rod and 4 shelves

**Secondary Bedroom (Girls Room)**

- 2<sup>nd</sup> floor location, 9' ceilings, carpet, 2 windows
- 7.5" baseboards, 5" crown molding, 3 bulb lighted fan
- 4'5"x4' walk in closet with 1 hanging rod and 6 shelves

**Hall Bathroom**

- 2<sup>nd</sup> level location, 9' ceiling with recessed light
- Double square undermounted sinks, chrome faucets, framed mirror, 2-3 bulb vanity lights
- 9 undercounter soft closing drawers and 2 single door under counter cabinets
- 18" porcelain marble look tile to match other bathrooms

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- 2 Undercounter cabinets

Primary Bedroom

- Trayed ceiling, recessed lighting, 4 bulb lighted fan, 2 single framed windows, 5" pre engineered wood flooring
- 11' ceiling, 7.5" baseboards, 5" crown molding, framed doors

Primary Bathroom

- Double square undermounted sinks with granite counters and backspash, framed mirror, 2-3 bulb vanity lights
- 18" porcelain marble look tile, 7.5" baseboards, 5" crown molding
- 9 under counter soft closing drawers, 2 single door under counter cabinets
- Separate shower with jetted jacuzzi soaking tub

Laundry/Mud Room

- 12'x10'
- 18" porcelain marble look tile
- Four double overhead cabinets, 1 single over head cabinets, 1 double under counter cabinet, 1 single under counter cabinet
- Garage access, refrigerator, recessed lighting, framed door, 4 hooks, 54" bunk

Mechanical Equipment

- A/C 6 years, Evaporator coil is 2 weeks old
- Heater 6 years
- Dishwasher 2 years
- Garbage Disposal 2 years
- Water Heater 6 years

\*All information to be independently verified by buyer.