

**12820 Fernway Lane
Houston, Texas 77049**

Updates & Features

House remodeled in February 2017

- 1) New floors and doors through out interior
 - Vinyl tile in kitchen, baths, utility room (waterproof)
 - Pergo simulated wood in bed rooms, hall, & family room
- 2) Fresh paint throughout including garage and exterior
- 3) New (2017) Timberline Composite Roof w/30 year warranty)
- 4) New (2017) Ridge Vent in Attic
- 5) House to be sold furnished
 - Beds in 3 bedrooms (King in Master)
 - Furniture in Family Room
 - China Cabinet, Dining Table & Chairs & Computer Desk
 - Wicker set in Sitting Room
 - 42' flat screen in family room

Appliances

- New washing machine (2018 Sears warranty)
- Gas dryer
- Microwave
- Gas stove with stainless hood vent
- Whole house central vacuum system
- Centralite (Lighting Control System)
- New Dish Washer (2018)
- New Water Heater (2020)
- Central A/C and Heat and 3 Ceiling Fans

Security

- ATT Wifi throughout house
- Nest cameras (2 interior and 4 exterior)
- Ring Door Bell (w/camera)
- Led flood lights (5 corners of house)
- Schlage Digital Lock (front door)
- Smoke alarms (4)
- Metal Electric Garage Door (w/remote & Keypad)

Exterior

- New (2017) Timberline Composite Roof (w/30 year warranty)
- House & Garage Foundation Pier & Beam 2017 (w/10 year warranty)
(Exterior 31 piers, Interior 4 Piers)
- 6" Storm drain system (300 foot to street with 11 concrete drain beds)
- 2 property entrances (front yard)
- Very large yard
- Aerobic Sewer System
- Quarterly Terminix termite treatment