

## **Updates 1108 Studer Street**

### **Kitchen remodel 2018**

- Replaced cabinetry (50" with soft closing drawers and doors)
- Installed Silestone/quartz counters
- Installed Starphire, tempered backsplash
- Updated stainless steel appliances to Frigidaire
- Replaced sink to undermount stainless

### **Primary bathroom remodel 2018**

- Installed floating vanities
- Replaced shower and floor tiles to 24"
- Replaced shower door to seamless glass European look
- European shower drain

### **Interior improvements 2018**

- Painted interior extra white by Sherwin Williams
- Refaced stairwell/painted black & removed center rails for modern look
- Removed dated 1<sup>st</sup> floor flooring and added polished concrete
- Added 3<sup>rd</sup> floor wet bar
- Faucets upgraded to Hansgrohe
- 2015- Interior HVAC plenum replaced per previous owner

### **Interior Improvements 2021**

- Replaced water heater

### **Exterior Improvements**

- Added remote controlled electric iron entry gate
- Fully fenced perimeter of property
- Added full yard artificial turf. Never mow your yard again!
- Added pavers

## Home Amenities

Whole home water softener

Covered backyard patio

Extra storage on front of kitchen island with 3 interior pull out shelving units per cabinet

Laura Ashley blinds, Nest thermostats & wired for surround sound on first floor

1st floor: living space with family, dining, kitchen & powder bath

2<sup>nd</sup> floor: primary ensuite with "his & her" closets, 2 guest bedrooms/guest bath & utility

3<sup>rd</sup> floor: bedroom/flex game-room, wet bar & full bathroom

4<sup>th</sup> floor: rooftop deck with views of downtown Houston skyline

Garage: 2 parking spaces, wall mounted storage cabinets & overhead storage racks

2 exterior parking spaces inside the gate and 2 spaces on driveway outside the gate

Foundation repair warranty to transfer to buyer within 90 days of closing

\*Exclusions: Washer/dryer/refrigerator/3<sup>rd</sup> floor shelving units/grill\*

**\*\*Situated 2 minutes South off I-10 & TC Jester, a short walk to Memorial Park & a few blocks to Washington District for nightlife, eateries, shopping & entertainment galore\*\***