



## **Noteworthy Enhancements to Property: 8507 Manhattan Dr, 77096**

(Month/Year is estimate below as some work spanned multiple months)

1. Driveway - Replaced old cracked driveway. Brand new driveway and side walk built - July 2017 (Value \$15,000)
2. Plumbing – Completely replaced old galvanized pipes with new PEX repiping for entire house - June 2017 (Value \$12,000)
3. Brand new gas heater - June 2017 (Value \$1000)
4. Electrical – Original 1955 house did not have ground and wiring was not upto code. Professionally rewired the entire house, added new arc fault interrupter breaker boxes, GFCI in kitchen and baths, smoke detectors - March 2018 – (Value \$14,000)
5. Recessed Lights – Entire home has brand new LED recessed lights including bathrooms, motion sensor lights on exterior. Significantly low electric consumption.
6. Flooring - Entire house has upscale wood look tiles (even bedrooms) and new subflooring - Jan 2018 (Value \$10,000)
7. Master Bath – Enlarged to double original size with a new luxury shower and contemporary sinks and dual vanity in Master bath - Feb 2018
8. Guest bath – Almost double the original size, upscale tiles, contemporary new sinks & vanities, a nice touch is the tall linen closets - Feb 2018
9. Kitchen - Brand new stainless steel appliances - Feb 2018. New Gas line put in for 5 burner Gas Stove (was electrical earlier). Custom order kitchen apron sink. Self-close stainless steel door between Kitchen and Garage to help provide (potential) fire containment. Granite counters and special order pendant lights.
10. Attention to detail - Special order, upscale, chic fans and dining room chandelier (to stay). We specially picked the bedroom fans to have super bright LED lights to illuminate the entire room.
11. Remodel done professionally and approved with City of Houston Permits for Electrical, Plumbing, Structural and Flood and multiple site inspections throughout the remodel process. Final approvals received April 2018
12. Rental – Property has been actively rented and lived in since 2018 (after the upgrades) until Jan 2022, mostly by families who wanted to be zoned to good neighborhood schools. We took it out of the rental pool when we decided to put it up for sale.