

8007 Beverlyhill Improvements

2014-2022

COMPASS



House Overview

Bedrooms	3
Baths	2 Full
Square Feet	2,268 per HCAD
Lot Size	9,225 per HCAD
Year Built	1962 per HCAD

Throughout Home

- Refinished hardwood floors
- Replaced HVAC system (2014)
- Replaced hot water heater
- Replaced internal plumbing
- Fresh paint
- Recessed lighting
- New double front door
- New glass back doors to backyard
- Crown molding

Kitchen

- Custom built soft closing cabinets with under mount lights and electrical outlets
- Quartzite countertops
- Marble backsplash
- Brick flooring
- Stainless steel Bosch appliance package (double door refrigerator, double wall oven, gas range with telescopic hood, dishwasher, and microwave)
- Oversized farmhouse sink
- Custom window treatments
- Painted bar area and added mirror backsplash and designer specialty knobs

Primary Bathroom

- Marble and tile shower with custom bend and two shower heads (rain and standard)
- Custom marble topped vanity with double sinks
- Marble flooring
- Toilet and fixtures

Secondary Bathroom

- Custom vanity and linen cabinet
- Quartzite countertop
- Sconces and fixtures
- Marble floor tile and bathroom tile
- Toilet, tub, shower fixtures
- Added additional recessed lighting
- Oversized cast iron tub

Outdoors

- Front and back landscaping
- 8 foot privacy fence in backyard
- Automatic driveway gate
- Front and back sprinkler system
- Recent exterior paint
- Squared off and wrapped front columns
- Updated outdoor lanterns and party lights
- Updated garage with sheetrock, built-in shelving, new outlets, pegboard, added can lights and pull down stairs for additional storage
- Replaced plumbing under house and to the sewage system under deck

Other Notable Improvements

- Energy efficient windows throughout
- Foundation repair done by previous owner
- Custom designed walk-in Primary closet

Exclusions

- Drapes and acrylic rods in Nursery
- Light fixture in Foyer
- Sconces in Guest Bathroom
- Sconces in Dining Room
- All flat screen TVs and TV frame
- Washer/Dryer

Seller will take these items as well:

- Wine cooler in Dining Room
- Acrylic bookshelves and baby monitor in Nursery
- Gas Grill
- Outdoor Toddler Swing

Ages:

- Roof - 18-19 years old
- HVAC - 2014
- Dishwasher - 2014
- Oven - 2014
- Hot Water Heater - 2014

Utilities:

- Electricity: High \$250 Low \$90
- Gas: High \$50 Low: \$25
- Water: High \$250 Low \$130

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.

† information per seller



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