

2235 Jamara Lane, Houston, TX 77077

For Sale

Located in Briar Wood Neighborhood and in the Energy Corridor of Houston, TX

Features:

All Brick Exterior

3 Bedrooms, each with wood floors, ceiling fans and a private full bath

Open Living, Dining and Kitchen areas

One Story Home Built in 1982

Per Harris County Appraisal District: Living area: 2,136 Sq Ft.; Garage area: 506 Sq Ft.; Metal Fenced and Gated Front Porch area: 100 Sq Ft.;

Land size: 5,000 Sq Ft. (50 x 100)

This is an all-ELECTRIC home, with underground utilities.

Enter through Double Custom, Solid Mahogany, Eight Ft tall Front Doors

Plantation Shutters

Nine-Foot-High Ceilings throughout the home.

Authentic Mexican Saltillo Terracotta Tile Floors with random coyote footprints.

Large Brick Wood Burning Fireplace

Double pane, Insulated Windows and Sliding Glass Door

Kitchen (15 x 14) is U-Shaped, has White Quartz Countertops, with Italian Tile Back Splash, Undercabinet LED lighting, Stainless Steel Appliances including a Refrigerator, a Built in Microwave, a Large Oven, and Dishwasher. There is an Island Cook top with a custom Large Black Vent Hood. Built in-in trash compactor.

Note: The upper Cabinet to the left of the refrigerator has an electric connection installed.

Dining area (SIZE) also has a built-in bar with wine rack.

Presented by Martha L. Smith, Broker of M. L. SMITH & COMPANY

Tel: 281-531-7400

Email: TXMLSmith@aol.com

All information is believed to be accurate, but is not guaranteed.

The grand Living room (33x16) is open and bright with the morning sun and views of the backyard gardens. This space is large enough for multiple sitting areas, a pool table or poker table.

There are crown moldings throughout the home.

The Backyard Flower Gardens includes:

- 1) a water fountain with pump, ready for new fish;
- 2) Five (5) French drains in the backyard;
- 3) Complete privacy.
- 4) a covered concrete patio that was built to sustain a hot tub.
- (5) a paved stone walkway from the backyard to the front gate.
- 6) plenty of birds to enjoy.
- 7) a small pet door
- 8) Sprinkler system services front and back gardens

Three (3) ensuite Bedrooms: wood floors. Each has their own attached private bath, with granite counters and new faucets.

The front Bedroom / Study has built in bookshelves and was previous used as a study. This bedroom has doors that can open to the main living areas, if so desired.

Primary Bath is beautiful Long granite vanity with double sinks, new hardware, new skylight, jetted soaking massage tub and a separate glass-enclosed shower.

Ceiling Fans are in all rooms, except bathrooms and the dining room.

There are three (3) skylights in the home.

The home has multiple ceiling can light fixtures, with LED long lasting and economical lightbulbs.

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Miscellaneous Information:

- New Driveway installed several years ago.
- Seller's Survey is available, which saves the new Buyer the cost of a new survey. Estimated savings: \$500.

Foundation is Level:

- 1) The prior owner (1997) had foundation work completed, as needed, by Golden Foundation Company. The Current owner has had foundation work completed recently (2022) by Bonilla Foundation Company. Warranty is transferrable to the Buyer.
- 2) There are extra *original* bricks in the garage, if they are ever needed.
- 3) There are also boards to fit each window, to be able to cover the windows, in case of a storm.
- 4) Attic Pull Down Door replaced with a metal pull down door.
- 5) Attic is well insulated and about half floored for additional storage.
- 6) There is a New Hot Water Heater - However the old HWH is still sitting in attic, because it was too hard to be removed.

This is a lovely home that has been meticulously cared and loved by the current Seller.

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Close By Area Schools in the Houston Energy Corridor

Public Schools: Houston Independent School District

❖ **Ray Daily Elementary School**

Grades PreK to 5

Address: 12,909 Briar Forest, Houston, TX 77077

Tel: 281-368-2111

❖ **West Briar Middle School**

Grades 6 - 8

Address: 13,733 Brimhurst, Houston, TX 77077

Tel: 281-368-2140

❖ **Westside High School**

Grades 9-12

Address: 14201 Briar Forest, Houston, TX 77077

Tel: 281-920-8000

Private Schools

❖ **St. John Paul Catholic School**

Grades PreK – 8

National Blue Ribbon Awarded school

The Catholic Honor Roll Awarded school

Address: 1400 Parkway Plaza, Houston, TX 77077

Tel: 281-496-1500

❖ **The Village School**

Grades: PreK – 12

Address: 13,077 Westella Drive, Houston, TX 77077

Tel: 281-496-7900

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Private Schools, continued:

❖ **Westside Montessori School**

Address: 13,555 Briar Forest, Houston, TX 77077

Tel: 281-556-5970

Grades: Preschool, Kindergarten, Elementary and Middle School

Ages: 18 Months to 14 Years

❖ **The Primrose School of Eldridge Parkway**

Grades PreK – 1

Address: 2150 Eldridge Parkway, Houston, TX 77077

Tel: 281-589-1500

❖ **The Briarwood School**

Grades 1- 12

Address: 12,207 Whittington Drive, Houston, TX 77077

Tel: 281-493-1070

A Special Education School.

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Seller thought you may want to know....

Taxes Seller currently has a Homestead Exemption and other exemptions.

After closing, Seller's other exemptions will fall off effective on the closing date.

The new Buyer may request at Harris County Appraisal District to have other exemptions, that they qualify for, approved after closing.

The Homestead, and other exemptions, reduce the amount of taxes a homeowner pays each year.

Sellers' Current Taxes \$1015.93/YR with Seller's Exemptions in place.

Taxes without any Exemptions: \$5,717.75

Neighborhood: BRIAR WOOD PROPERTY OWNERS ASSOCIATION

Annual Fee: \$552. For Neighborhood Pool & Clubhouse, Utilities, Continuous Common Area Landscaping & Pool Maintenance / Repairs, etc.

Transfer Fee: \$350. Includes also a Statement of Account

HOA Certificate & a Complete Set of the POA Governing Documents: \$350

Managed by INFRAMARK Management Company ~ www.inframarkims.com

History of Upgrades to Home

Attic: Insulation added, flooring and new pull-down stair access, 2019.

Garage Compactor replaced, 1992.

Cook Top Vent Hood replaced, 1992.

Main Electric Breaker Box Panel replaced, 2014.

Backyard walkway, sprinkler system, drain system and patio, 2005.

Metal Front Porch, fence and gate, 2006.

Added Garage Closed Cabinets, 2008.

Granite Counters, new Faucets and sinks added to all 3 bathrooms, 2009.

Refrigerator, replaced, 2009.

Wood Flooring, installed in bedrooms, 2004.

Installed insulated double pane windows, 2021.

Installed new Sliding Glass Door, 2021.

Kitchen New Cook Top, 2013.

Oven replaced, 2013.

Microwave replaced, 2014.

Installed Whirlpool Tub in Primary Bath, 2011.

Installed new Glass Shower in Primary Bath, 2009.

Installed new Dishwasher, 2014.

Installed a new Hot Water Heater, 2015. (Last Service date: 2/1/20)

Installed a new Garbage Disposal, 2020.

Installed new Kitchen Backsplash with Italian Tile, 2016.

Installed new White Quartz Countertops, 2016

Installed new Kitchen Faucet, 2016.

Installed new Jacuzzi Tub in Primary Bath, 2011. (Abt.)

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Installed new Skylight in Primary Bath, 2021.

Installed new 30 YR Roof, 2008.

Replaced Garage door springs, 2011.

Back Bedroom was redone, 2019.

Garage includes custom closed built-in cabinets plus an outdoor utility sink.

New Garage Remote Control, 2022

Pest Control, serviced twice a year. By Hill & Hill Pest Control.

Air Conditioner System: New Air conditioning and heating system

Brand: Trane, Installed: 7/2014, 18 SEER, Heat pump Condenser, Air handler with Air Cleaner

	<u>Date:</u>	<u>Low Electricity Expense:</u>
BTU 4 Cool / CFM 2000		
Type 14 F	3/21	\$182.43
Seer 18	4/21	122.91
EER 12.5	5/21	137.96
Condenser - Trane	6/21	147.99
Trane Coil	7/21	156.07
BTUH 50,500	8/21	167.73
Ton 5	9/21	168.47
HSPF 10	10/21	126.71
	11/21	129.13
	12/21	123.41
	1/22	146.73

Trane Thermostat Comfort Link 11 XL 950 Comfort. Installed in 2/2022

HVAC System is Serviced two (2) times a year.