



# Updated Amenities & Features

**Property Address: 2318 Saxon Dr, Houston, Tx 77018**

- An entertainer's house; shows like a model home – great, open concept for hosting friends and family with a beautiful kitchen, butler's pantry, and expansive, walk-in pantry. Two sinks, with water connection capabilities for a third one.
- New spray foam insulation under the home's foundation (January 2022)
- New exterior paint for the whole house (2018)
- New tile flooring in mud room and 4 bathrooms (2018)
- Artificial turf in the back yard for low maintenance; it is great for preventing pets from tracking in mud and keeps fleas down
- Custom and low maintenance landscaping installed with large gardening beds for year-round enjoyment
- RV and/or Extra Parking with black star gravel
- Ornately designed metal security gate at the front entrance
- Recently installed solid wood front door
- "Texas Basement" – Additional 425 sf of decked attic storage through the hidden bookshelf entrance.
- Gutters and gutter protectors installed
- Only carpet in the home is in the game room and master BR closet
- Custom wine storage just off of the dining room
- Patio entertainment area with fireplace and wiring for TV
- Recently overhauled a/c unit with new evaporator coil, plenum mods, duct mods, copper mods, pvc mods, overflow switch, etc.
- Hunter Douglas window coverings throughout the house
- Low flood insurance costs. Seller currently pays \$1250 per year.
- Home is very energy efficient with low monthly energy costs (see the previous month's energy costs in the attachments)
- Did not lose electricity in Hurricane Harvey nor in the 2021 winter storm
- Never flooded
- Within a block's walking distance to TC Jester Park, Dog Park, and the White Oak Bayou Walking Trail
- Loads of new restaurants and retail amenities nearby