

HAPPEN HOUSTON

2314 HIALEAH: UPGRADES & EXCLUSIONS

UPGRADES:

- New HVAC July 2020, Whole Home Dehumidifier, Replaced all Ducts full gut, We also added 2 additional air returns to let the house breathe more.
- New Navian Tankless Hot Water Heater April 2020
- Repiped the whole house with Upinor PEX from the Mainline at the street meter and all drops to fixtures - July 2020 (before the freeze)
- Kitchen Remodeled 2018
- Master Bedroom and Bathroom took to the studs July 2020 New Front Door and all interior doors
- New Garage Door Opener
- All new recessed lights throughout
- Crown Molding Throughout
- Hardwood flooring throughout
- Two oak trees in the front yard were trimmed in October 2021. 100 Gallon Shumard oak planted in the back yard in 2017
- The whole house has been updated to LED lighting.
- Double pane updated windows. Jeldwen and Anderson

EXCLUSIONS:

- TV's, Refrigerator and Freezer, Washer/Dryer.
- Light fixture in the breakfast room
- 2 fans in the rear room
- Bidet lid