

***828 West Cottage Street Houston, TX 77009***

***Norhill Historical District***

***Home features and upgrades\****

Located in the Norhill Historical District

Close to Heights retail, restaurants, bike trail, parks and amenities

Walking distance to Lights in the Heights

New 22 KW Air-Cooled Generac Standby Generator with designated electric panel box and 10-year Canter services warranty installed May of 2022

New 30-year shingle roof on home and garage with new soffit vents added, and gutters with screens

New granite countertops in kitchen and marble countertops in both bathrooms

New designer interior and exterior paint

New Hardiplank siding installed

All new sheetrock and texture throughout the home

New insulation in all exterior walls

Recessed lighting on dimmer switches throughout

Foundation raised and leveled with 26 piers added

4" drain system installed under the home with 3 catch basins for drainage

New oak floors added in 3/4<sup>th</sup> of home to match existing floors

New electrical wiring throughout

Updated cabinets in kitchen and new cabinets in both bathrooms

New tile the kitchen and bathrooms

New faucets

Low E double pane windows

New fence on both sides of the home

New pull up metal garage door and new window unit in garage

New driveway, electronic driveway gate, and carport

Large custom deck with built-in benches in backyard

Professional landscape work in 2020 that included adding new sod in backyard, sloping the base for better drainage, adding rose bushes along driveway, rock along the side yard, and confederate jasmine on the fence

Outdoor LED lighting added in 2021

Full coverage sprinkler system

French Drains

\*All information per Seller