

Berkshire Hathaway HomeServices Premier Properties

4131 Durness Way

Home Features and Recent Upgrades
This is Good to know.



Key Features *Per Previous Seller*

- Rare 5-bedroom plan offering flex-room optionality
- Living area: approximately 2,947 square feet
- Home raised two feet above 500-year flood plain
- Recent kitchen renovation / updates
- Recently painted interior and exterior
- Restored bathrooms with preserved 1950s charm
- Hardwood floors throughout
- Oversized lot: approximately 9,149 square feet

Functional Upgrades

Per Previous Seller

- PVC waste pipes
- Rewired electrical for entire house
- PEX supply pipes
- Insulated windows throughout
- Recent ducts
- Rinnai tankless water heater
- Upgraded metal roof: premium cost to composite with greater durability, fire resistance, energy efficiency and storm-resistance (refer to info on Internet)
- Recent driveway with automated security gate
- 4" low voltage dimmable can lights
- Recent designer light fixtures throughout
- Generous closet storage
- Solid core interior doors
- Trane AC units (2007 and 2010)

Smart Home Features

Per Previous Seller

- AT&T fiber network installed
- Smart thermostats
- Racchio WiFi-enabled sprinkler system
- Wireless alarm w/ motion detectors and door sensors

Location, Location, Location!

- Close-in proximity plus walkability to Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
- Close to YMCA, McGovern Library, restaurants, shops, fitness and more!
- Zoned to Mark Twain Elementary, Pershing Middle and Bellaire High School
- Proximate to TMC, Rice University, Downtown Houston, The Galleria and Greenway Plaza

Kitchen Renovation and Upgrades

Per Previous Seller

- Reconfigured to open to Family and Dining Rooms
- Upgraded onsite custom-built soft-close cabinetry
- Under-cabinet lighting
- Quartz counters and 9-foot island
- Pantry
- KitchenAid Appliances: 5-burner gas range with warming drawer; 3-rack dishwasher; refrigerator
- Phiestina wine refrigerator

Outdoor / Garage *Per Previous Seller*

- Cul-de-sac street
- Updated landscaping
- Exterior security lighting
- **Grading and Drainage Enhancements:** gutters and gutter guards; French drainage system; regraded yard around perimeter of house, garage and driveway; black star gravel to improve water runoff/drainage
- **Garage Enhancements:** resurfaced garage slab; added pedestrian door, garage door and automated garage door opener; added built-in storage shelves to all three walls



Questions? Let me hear from you at cell 832.452.9385 or Cheryl.McCleary@PreProperties.com