

## 1642 Woodcrest Features and Upgrades

- Great open floor plan in Oak Forest
- 3 Bedroom / 2.5 Baths, could convert study to 4<sup>th</sup> bedroom
- 2 covered porches (1 front, 1 back)
- Patio extension in back with cedar pergola – great for entertaining and double French doors provides flow in/out
- Travertine tile and hand scraped hardwoods throughout (no carpet)
- Granite countertops throughout
- Pro series GE dual fuel range
- Stainless Steel GE appliances
- Custom built cabinets throughout the home
- Custom built-in cabinets / shelves around fireplace
- Butler's pantry w/ wine cooler and built-in wine rack
- Stone fireplace (gas feed with logs or wood burning)
- 9" and 10" coffered ceilings in master, dining room and living room
- Huge master suite
  - French doors to covered patio
  - Large 6 ft soaking tub
  - Separate shower with frameless surround
  - Large walk-in closet
- Energy efficient home includes radiant barrier decking throughout, Energy efficient HVAC system, low-e energy efficient windows, NEST smart thermostat
- Lush landscaping with backyard oasis with established raised herb / vegetable garden and butterfly and hummingbird habitat – enough room for a pool
- Automated eight-zone sprinkler system front and back
- French drains provide quick drainage
- Security System
- Partially decked attic for storage
- Room upstairs to expand with additional bedrooms and / or x-large game room
- Easy clean / fold down windows
- Laundry room
- Have maintained Terminix pest / termite service since purchase (recent annual termite inspection available)
- Never flooded

### Upgrades / Replacements

- New HVAC 2020
- Fresh paint inside (2022) and out (2021)
- Extended concrete back patio with wisteria covered cedar pergola
- High-capacity gutters, French drains and 4" underground discharge to the curb
- New extra quiet GE dishwasher 2021
- New garage door 2019
- Plantation shutters in dining room and study, Custom roller shades in living room and kitchen
- 10' X 12' Tuff Shed (hurricane strapped and auger anchored)
- New designer front door and side garage door
- Emtek doorknobs / deadbolts installed on all exterior doors of the home

### Other Features

- Highly desired Oak Forest Schools
- Family friendly park nearby
- White Oak Bayou trails
- Convenient to shopping and revived 34<sup>th</sup> Street restaurants
- Super access to 45, 610, 10 and 290, easy downtown or Energy corridor commute