

711 Wendel, Houston, TX Upgrades and Features

- House lives larger than comparable square footage – open floor plan with pass through between kitchen, dining, living and open staircase leading to second story living space.
- Thoughtful placement of closets and built in cabinet spaces throughout house, offering ample storage. Bedroom closets include interior lighting for improved useability.
- Outdoor shed behind garage offers spillover storage for gardening tools or anything needing to be under cover but out of the house or garage.
- Large front porch with high output ceiling fans allows for comfortable outdoor gathering place year around. Brick and cast stone front porch construction offer beautiful aesthetics with low maintenance.
- Privacy fenced back yard is a perfect patch of lawn for outdoor activity, including raised perimeter flower beds and built in sand box (easily converted to flower bed if preferred).
- Brick patio and covered deck provide great entertaining space or family gathering spot. During nice spring / fall weather, the open double French doors make this space seem like an extension of the interior living area. An outdoor projector and screen hung on the side of the garage can be set up in the backyard to convert this space to the perfect outdoor movie theater.
- New siding on entire structure, including house and garage/garage apartment (2020). Low maintenance James Hardie siding resists both the elements and critters. Complete exterior paint following new siding in 2020
- New (2020) high efficiency double pane/low-E windows (Marvin Integrity brand) are some of the best windows available on the market, providing long life and greatly improved indoor comfort. Window frames constructed of fiberglass (compared to vinyl or wood) provide superior longevity, weather resistance, and thermal insulation
- High performance polyurethane spray foam insulation applied at full wall cavity thickness, combined with the above mentioned window system and high efficiency LED lighting throughout means this home is energy efficient, as demonstrated by ability to easily cool home on the hottest Houston days using a modest 3 ton sized air conditioner system.
- High efficiency 2-stage HVAC by Carrier. Perfectly sized system (3ton / 36,000 BTU capacity) offers long continuous run cycles which improves indoor environmental quality through effective de-humidification as compared to many oversized systems that start / stop more frequently.
- New (2020) PEX-A water piping throughout house with on-demand outdoor natural gas tank-less water heater
- House re-wired (2020).
- Gas log fireplace – turns on w/ the flip of a switch (kept the home comfortable during the multi-day cold spell and power outage in Feb 2021)
- New solid wood plantation style shutters (2022) throughout upstairs / downstairs living and dining areas
- New (2020) roof on house – GAF lifetime roofing system in 'Pewter Gray' color for pleasant appearance and improved reflectivity (compared to darker shingle color) reduces solar heat load for better energy efficiency.
- Large driveway (new in 2017) allows for easy multi-car parking and/or additional outdoor use space
- Originally a 2 car garage, converted to an oversized 1 car garage + additional storage space to allow for a second dedicated entry door for the garage apartment access.
- Fully insulated and climate controlled garage space with finished drywall and recessed lighting.
- Full laundry hook up available in garage (both natural gas and electric service available for dryer)
- Garage wired with dedicated 60 amp circuit with disconnect for easy installation of Tesla wall connector (or other EV charging station)
- Garage apartment is plumbed and wired to allow easy conversion to stand-alone utilities (separate electrical sub-panel for apartment with separate water supply and hot water heater), allowing for future installation of dedicated water meter and electrical meter, if ever wanting to offer the apartment for long term rental with separate utilities.
- Garage apartment includes full laundry hook up and included dishwasher for everyday livability.