

4910 Pine Cliff Dr, Houston TX 77084

Upgrades & Features

- Open concept home 4/2/2 with designer paint & accent walls.
- Back yard - no back neighbors
- Backyard open to cleared area in Addick's reservoir – available for limited use.
- Home is not in a listed flood zone, has only flooded once, during Harvey in 2017 during Reservoir Release.
- 2015 New GAF Timberline HD 130mph Roof & Hardie plank siding
- 2016 6" Aluminum gutters with Leaf filter in 2016
- Fully remodeled in 2018 from the studs
- New premium fiberglass front door with cut glass light and side lights
- Custom cabinets with Shaker style doors and many drawers throughout house
- Quartz Countertops
- Open kitchen with island with vented hood with Professional Gas Range
- Large pantry with drawers
- Vertical storage in kitchen for baking sheets and cutting boards
- Primary Bath has Shower with glass surround and panel shower head.
- Prior shower converted into built-in storage and clothes hamper.
- Gas log fireplace
- Solid Core interior doors throughout house
- •New 120 A load center with whole house surge protector
- •Total LED lighting with new fixtures
- New ceiling fans
- Levelour blinds 'cordless lift-up' blinds on all windows
- Smoke and CO sensors
- Doorbell striker -NEW
- Ring doorbell and camera
- New ADT Security system (in 2021) on all doors and windows, plus HD cameras front and back, and 2 CO sensors
- Pulled ethernet and cable to all main rooms (not 'punched down') with wiring center in hall closet with Cat 6 and Coax to all rooms
- Matching medicine cabinet doors
- new shutoff valves on all sinks and toilets /new sinks, tub, tile and plumbing in rest rooms
- New low water premium toilets / New shut off valves for sinks and toilets
- large custom pantry with drawers
- Glass front and glass shelves lighted built-in China cabinet
- New faucets outside

Energy Efficient

- 12' plus added blown in attic insulation
- All double pane Anderson Replacement Windows and sliding glass door windows and sliding
- 4-ton 16 SEER AC and new attic ductwork in 2015
- 4-ton attic air mover and furnace with •SS burner tubes in 1997
- Programmable Ecobee3 thermostat with remote sensors in all rooms

Multiple Energy Star Appliances

- Samsung Refrigerator RF28HDEDBSR Energy Star CEE Tier 2 724 kWhr/yr
 - Samsung Dishwasher DW80K7050US Energy Star NFS rated
 - Thor HRG3080U Professional High-Capacity Gas Range **
 - InSinkerator Evolution Compact 3/4-HP Continuous Feed Garbage Disposal
 - 70-30 SS sink w/ tall pull-down spray faucet, deep strainer basket
 - 2020 Rheem 50 gal Platinum High Efficiency Gas Water heater in Dec 2020
 - All LED Lighting in new fixtures* with many on dimmers
 - Insulated garage door and new Wi-Fi Chamberlain ½ HP enable opener in 2018
 - New sewer repairs under slab and at street in 2016 and 2014 (resolved frequent backup issues, none since then)
 - Fully stripped drywall and insulation to 4' (only wet to 20-24") or higher
 - Dried wood to recommended wood moisture content over several months
 - Treated all exposed framing for mold and termites before starting repairs
 - new plugs and modern switches •including multiple **USB charger plugs**
 - Replaced **GFI plugs** in baths and installed new GFI in kitchen as per code
 - All fixtures are LED and many are on dimmers
 - Dimmable **undercabinet LED lighting** in kitchen
 - replaced exterior water faucets /replaced exterior lights fixtures with LED motion sensing in rear & front door
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- Summer electric bill has been at most about \$150/nax
 - Gas bill is \$30-35/month (peak was \$50-\$60 during freeze)