

# 724 W. Melwood | Houston, Tx 77009

## FEATURES + TECHNOLOGY

*"This to-the-studs renovation is built for a modern-day lifestyle with historic, craftsman charm with an emphasis on indoor/outdoor living."*

### **Main House**

#### **Foundation:**

- In whole-house renovation, the original Pier and Beam foundation was restored and repaired with the new addition equal to that of the original foundation. This new Pier and Beam construction seamlessly matches the rest of the house in form and functionality and includes termite shields.
- The new driveway and carport feature new pour concrete.

#### **Exterior and Roof:**

All siding was restored, and the addition was sided with historic approved siding.

All exterior walls were painted with high quality Benjamin Moore paint.

- A New roof was installed with 30-year shingles and a ridge vent for attic venting with flow from soffit vents.

#### **Electric and Plumbing:**

- New electric service and ALL wiring throughout the home.
- New PEX plumbing throughout the home and garage. All new supply pipes, hot and cold, drainpipes, and fixtures.
- New gas water heater.

#### **Porches:**

- The front porch is refurbished maintaining the traditional craftsman style.
- To add to the Heights front porch appearance and functionality, including the addition of a ceiling fans for comfort when enjoying mornings or evenings.
- A back porch provides entry central to the carport flex area, driveway, and the garage apartment. The design integrates the porch as part of a back yard multi-function area for coming and going or entertaining.
- The original home windows were preserved and restored. Each window received restorative care of new sash cords and weights, if necessary.
  - \* The addition of the primary ensuite features restoration Historic-approved windows.

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- **Architecture:**
  - The home's original floor plan was preserved and enhanced.
  - Contemporary aesthetic design for modern-day living and entertaining was made to the front room for an open concept. This includes raising the ceiling with a vault to add to the spacious feel in the room.
  - The shiplap walls in the living room and dining room were restored, refinished, preserved and exposed for that warm feeling that natural wood walls provide. This 100+ year old wood adds a dramatic yet cozy ambience to the sleek, contemporary craftsman style.
  - New ¾" thick Oak hardwood floors are installed throughout the home. The laundry and back door entrance area is floored with brick pavers. The bathrooms are featured with tile floors.
  - Throughout the Bungalow, the craftsman style is preserved. Both the living room and dining room offer a spacious feeling with vaulted ceilings for a vast aesthetic of space that also serves to help reflect the natural light that pours in through the many windows.
  - An additional room provides additional function to the home space: On the first floor of the garage, a conditioned space that can be used as an office, hobby room, she shed, man cave or ....

#### **Kitchen:**

- All new high technology, premium appliances including:
  - Z line 30" "Dual Fuel" 6 burner gas stove with electric oven.
  - Samsung 4 French Door Refrigerator with a 21.5" Wi-Fi enabled touch screen Family hub.
  - A 24" Samsung top control stainless dishwasher with a 48 DBA rating for quiet operation
  - A 30" Samsung matching stainless steel accented microwave
- The all-wood cabinets are new and feature soft close drawers *and* doors.
- A beautiful black chevron pattern behind the stove accents the clean look of the running subway tile pattern on the quartz counter backsplash.
- A prep island with bar overhang adds extra seating for attractive durability.
- The stainless-steel farm (apron front) sink is of professional quality and high durability, providing ample room for your larger pots and pans.
- A fully built out walk in pantry with wire baskets and counter for small appliances.

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**Bar /Serving Area:**

- A bar and serving cabinet in the dining area boasts a quartz countertop and includes a French door built-in beverage cooler and wine rack/stemware cabinet.

**Primary Bedroom:**

- The primary suite is an addition with the spacious feel from the coffered 9-foot ceiling with LED downlights.
- The new walk-in closet is custom fitted with extensive organizers and is well designed and built out to accommodate your full wardrobe.

**Primary Ensuite Bath:**

- The Primary bath is designed to a modern size and style while still complementing the original architecture.
- This true primary ensuite is complete with elegant, spa-like bathroom. Your private ensuite bath is a remarkable portrait of clever design and quality workmanship.
- It features two separate sinks with stone counters set conveniently with the shower bath area adjoining a private ½ bath.
- The large walk-in tile and glass shower is additionally outfitted with an extra spray wand and built-in folding courtesy seat.
- The full-size Ferdy freestanding soaking tub is ergonomically engineered for full body immersion resulting in a calm, relaxing feeling that grants a spa-like sense of pampering.

**Laundry:**

- The dedicated laundry room is setup for both gas and electric, accommodating the dryer of your choice.
- The room is graciously scaled for full size appliances and has the convenience of storage cabinets for cleaning supplies and other staples as well as hanging rods for drying and de-wrinkling.
- The brick pavers floors shared with the back entry provide a warm entrance and are great for durability in high traffic rooms.
- The room is large enough to accommodate a second refrigerator or freezer with a well-placed electric plug for that purpose.

**Energy and Comfort.**

- A New high-efficiency air conditioning system and gas furnace with all new ductwork, registers, grills, thermostat, and return air systems as well. A complete new system.
- New Solar screens have been built to keep the rooms cool, comfortable and efficient on the hottest of days.

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**Technology:**

- Your new home is wired for modern convenience.
- A central system is designed for modern convenience. A single feed from an internet or cable provider is all you need.
- The residence is wired for internet or TV with cables in all major areas.
- A pre-installed camera system provides an added sense of protection, safety and convenience.
- It's already Wi-Fi enabled (once a provider is subscribed)

## ***Garage / Carport Area/Yard:***

- The Garage has a large lockable storage area to keep items stowed away.

### **A GARAGE APARTMENT:**

- \* This apartment was also taken to the studs and completely remodeled providing like new interiors and a new mini split a/c system.
- \* The kitchen cabinets are new and are featured with new granite countertops. It comes complete with a refrigerator, stove, microwave and dishwasher.
- \* The bathroom with all new fixtures includes a tub with shower and vanity.
- \* The bedroom is designed to accommodate a queen bed and includes an adjoining large walk-in closet. (Rare for a garage apt).

### **CARPORT:**

- \* This innovative design of this 2- car carport, totally rebuilt with new power beams, accommodates two cars. When not functioning as a garage, this space provides an additional, more accommodating covered entertainment area for that crawfish boil, kid's birthday party or a place for the kids to be creative with the chalk.
- \* A 220-volt plug is installed to use for electric vehicle charging.

### **Yard:**

- \* A new wooden fence encloses the front yard for both appearance and for lifestyle.
- \* The yard is freshly graded and new sod installed.
- \* New landscaping adds to the fresh look of this restored to modern bungalow.
- \* The concrete driveway is newly poured and includes an automatic driveway gate.

***A Historic Craftsman Home reimaged by a Craftsman and achieved with  
Comprehensive Design Details.***