



815 Lochnell, Houston, TX 77062

FEATURES & AMENITIES

FRONT PORCH

Bannister replaced - 2022
Ceiling painted - 2022
Front door painted - 2022
Beadboard ceiling - 2013
Pushbutton front door lock - 2021

ENTRYWAY - DOWNSTAIRS

Shaw Luxury Vinyl Floor - 2021
Walls painted - 2022
Digital thermostat - 2020

KITCHEN - DOWNSTAIRS (12 X 10)

Laminate butcher-block countertops - 1986
Luxury Vinyl Plank Flooring - 2021
Oak cabinets - 1986
Dishwasher - 2022
Stove - 2017
LED ceiling light - 2022
Double stainless-steel sink with updated faucet - 2022
Water shut-off valve under sink - 2022
Dishwasher with baby bottle sterilizer - 2022
Walls painted - 2022

MAIN FAMILY ROOM - DOWNSTAIRS (18'6 x 10)

Gas fireplace with white wood mantel shelf - 1986
LED ceiling light with fan - 2022
Carpet - 2021
Walls painted - 2022



LIVING ROOM - DOWNSTAIRS BY FRONT DOOR (15 x 15'9)

Carpet - 2018
White Chair molding - 1990
Ceiling fan - 2018
Walls painted - 2022
Opens to entryway and dining room

BREAKFAST ROOM - DOWNSTAIRS (12 x 7)

Opens to kitchen and living room
Pendant lights - 2022
Luxury vinyl plank flooring - 2021
Bay window - 1986
Walls painted - 2022

HALF BATH - DOWNSTAIRS (5 X 4'6)

Luxury vinyl plank flooring - 2019
White wall cabinet - 2019
Updated lighting - 2019
Walls painted - 2022

UTILITY ROOM - DOWNSTAIRS (9'3 X 3)

Laminate flooring - 1986
Gas/electric dryer outlets, electric washer outlets - 1986

PRIMARY BEDROOM 1 - UPSTAIRS (16 x 13)

Carpet - 2022
2 closets with mirrored sliding glass doors - 1986
Plenty of wall space for a king-sized bed and large furniture

PRIMARY BATHROOM - UPSTAIRS (9'6 x 5)

Completely remodeled - 2020
Beautiful white tile floor - 2020
White subway tile in shower from floor to ceiling with double shower head and shaving shelf - 2020
New cabinets, medicine cabinet, wall cabinet - 2020
Updated lighting - 2020

BEDROOM 2 - UPSTAIRS (12'6 X 10'8)

Carpet - 2016
Window seat



BEDROOM 3 – UPSTAIRS (11 x 10'8)

Carpet – 2022

Window seat

BATHROOM 2 – UPSTAIRS (8'7 X 5)

White wood wainscot on walls - 2016

Parquet flooring – 2016

Updated lighting - 2022

STAIRWAY & UPSTAIRS HALLWAY

Carpet - 2022

GARAGE

Concrete platform at back of garage for extra storage space and longer cars

Belt-driven automatic garage door opener - 2019

INTERIOR

8' ceilings throughout

White baseboards and trim throughout the home

All windows replaced with double-hung, double pane, vertical slide windows with screens for easy cleaning and top draft access – 2013

All light switches updated - 2022

All electrical work performed by a licensed electrician

HVAC

Serviced every 6 months to 1 year

Evaporator coils replaced - 2021

BACK YARD

Large covered porch attached to house (18'7 x 14) with large ceiling fan – 2017

Completely fenced in

EXTERIOR

Guttermax gutters all the way around the home - 2012

All gutters are connected to french drains leading to the street – 2019

Hardi-plank siding installed and painted – 2013

Water filter located next to outdoor faucet provides indoor clean water - 2020

Roof – 2017