

864 Augusta Drive, Houston, TX 77057 - \$310,000

MLS # 7965460

Features and Updates

General Descriptions:

- Built in 1978
- 2 story interior end unit
- *1560 square feet home per Harris County Appraisal District
- 2 bedrooms, 2.5 bathrooms, 2 car garage

Recent Homeowner Improvements:

- Fresh paint throughout – May 2022
- New laminate flooring downstairs and carpet upstairs with lifetime transferrable warranty with 50 Floor (fire damage excluded) – February 2022
- New tile showers with tubs in both full baths by LC Construction LLP with 3 year transferrable warranty – February 2022
- New kitchen stainless steel appliances including refrigerator, dishwasher, built in microwave, new exhaust and electric range from Best Buy – February 2022
- 3 gold rectangle accent mirrors in all bathrooms – May 2022
- 2 new patio doors with insulating core blinds between glass from Lowes – March 2022
- New garbage disposal from Home Depot – December 2021
- 4 new smoke detectors from Home Depot – May 2022
- New garage door by Saturday Garage Door – December 2020
- New Liftmaster WLED garage door opener by Saturday Garage Door – December 2020
- Repaved patio – February 2022

- Refrigerator, washer and dryer to remain with the home

Previous updates when the home was bought in 2015:

- Trans HVAC system (both A/C and heat components)
- 50 Gallon Rheem water heater
- Plantation shutters throughout
- Double pane windows throughout
- Noise isolation window installation in primary bedroom
- Blown-in attic insulation
- Closet doors in primary bedroom
- Kitchen light fixtures
- Dining chandelier
- Living area ceiling fan and light
- Both bedroom ceiling fans and lights

Woodway Point Community:

- A total of 129 homes
- 2 sparkling pools
- 2 tennis courts
- Guest parking spaces right next to garage
- Located across from Houston Country Club
- Walking distance to Starbucks, YMCA, Postnet, Amergy Bank, Kelsey Seybold Clinic, HEB, Specs, churches, grocery stores, restaurants, beauty salons, etc.
- Zone to Briargrove Elementary, Tanglewood Middle School and Wisdom High School
- HOA monthly fee is \$663.
- HOA fee includes: water, sewage, exterior maintenance (foundation/roof/common area/landscaping), valet trash pickup and insurance.

2 car garage:

- New garage door
- New Liftmaster WLED garage door opener
- Valet trash closet
- 1 patio light fixture
- 1 pair of emergency patio flood lights

- French drain in patio area

Living area (20 x 14):

- Built-in wet bar area
- Wood burning fire place
- 2 new patio doors with insulating core blinds between glass
- Built-in shoe closet
- New laminate flooring

Dining (13 x 8):

- Chandelier
- Pass through area open to kitchen
- Plantation shutters

Kitchen (17 x 9):

- Pantry closet
- Breakfast area with bay window and plantation shutters
- Upgraded light fixtures
- Laundry room

Primary bedroom suite (17 x 14):

- Plantation shutters with noise isolation window installation
- Closet doors
- New carpet flooring
- New tile shower and tub in bathroom

***INFORMATION SUCH AS MEASUREMENTS, SQUARE FOOTAGE AND DESCRIPTIONS OF MATERIALS, FIXTURES OR OTHER COMPONENTS OF THE IMPROVEMENTS MAY NOT BE ACCURATE AND SHOULD NOT BE RELIED UPON, BUT SHOULD BE INDEPENDENTLY VERIFIED BY BUYER PRIOR TO PURCHASE.**

All the HOA documents are available upon

request. The community has a 10 day First Right of Refusal.