



# THE ADVISORY

REAL ESTATE + DEVELOPMENT

11507 Briar Rose Drive, Houston, TX 77077

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## *Over \$200K in Improvements!*

- 2007 Aluminum 50-year roof (prior owner)
- 2012 (approx.) High Efficiency Heating system with Bryant Allergy Filtering System (prior owner)
- 2012 (approx.) All new duct work in attic and thermostatically controlled attic exhaust fan (prior owner)
- 2014 Added turbine to back of garage roof
- 2014 Added/Extended Roof Ridge Vent
- 2014 Added more soffit vents
- 2014 Primary bathroom, installed custom glass shower door
- 2014 Custom installations in both primary walk-in closets
- 2014 Remodeled entire house, focused on bathrooms, removed old intercom system
- 2014 Primary bathroom upgrades, cabinet/countertop, linen closet, mirror, faucets
- 2014 Primary bath tub replaced with insulated copper soaking tub
- 2014 Replaced all lighting, fixtures, can lights, etc.
- 2014 Garage epoxy flooring
- 2015 Replaced all windows (x19) and sliding glass doors (x2)
- 2015 Replaced wooden attic ladders in house and garage with metal ladders
- 2015 Attic insulation
- 2015 Insulated attic stair cover
- 2015 Nest thermostat and Nest Protect Smart Smoke & CO Alarms throughout
- 2016 Raised Sidewalk Concrete
- 2016 Improved drainage around entire property, extended drainage to street
- 2016 Resurfaced pool (pebble finish), new coping, skimmers, light
- 2016 Concrete stamp over old pebble walkways (patio and around pool)
- 2017 New bathroom vent fans and ductwork to the outside
- 2017 Garage structural repairs, removed sheet rock, rewired electrical, siding repairs
- 2017 Replaced driveway gate metal post/hinges
- 2017 Replaced main electrical panel and breakers
- 2017 Installed gas line whole house generator and electrical converter
- 2019 New AC Coil and Condenser
- 2019 Replaced water tank with tankless water heater
- 2019 Re-piped entire house (galvanized to PEX)
- 2020 Raised Driveway Concrete
- 2020 Replaced all concrete expansion joints with silicone caulking
- 2020 Replaced all above ground pool plumbing
- 2020 New Variable Speed Pool Pump
- 2020 New Pool Cartridge Filter
- 2020 New Pool Salt System (Automation)
- 2020 New Smart Device Adapter (remotely control pool/spa/heater/lights/cleaner)
- 2020 New Pool Air Blower
- 2020 New Pool Heater
- 2020 Replaced living room bar cabinets and countertop
- 2020 Remodeled laundry room, all new cabinets, lighting, pocket door
- 2021 Front landscaping, all new sprinkler lines/heads, all new brick edging, plants
- 2021 Upgraded Water Softener
- 2022 Upgraded Drinking water filtration system (kitchen)
- 2022 Outside Work (painting, refinish front doors, power washing [house, driveway, and fence], seal fence)
- 2022 Inside Work (painting, new carpets, refinished stairs)
- 2022 Deep clean of first floor tile and grout (Kiwi Services Cleaning and Restoration)

\*All information is per Seller and should be independently verified by prospective Buyers.