



Why the Sellers Love this House!

So much to Love! This is Good to know.

Welcome Home to 707 Wendel! This incredible 1920-vintage home has been thoughtfully updated, modernized, expanded and lovingly maintained by the Sellers. The cozy 2BR / 2BA home is light and bright, and features an extraordinary mix of vintage Heights charm and modern amenities for daily living that bring together the best of a natural environment with "15-minute city" convenience to the vibrant Heights area, Downtown Houston, The Galleria, Memorial Park and much, much more!

707 Wendel features the following recent updates, upgrades and renovations:

- Upgrades from previous owners (2018-2020):
 - 1. New windows throughout downstairs
 - 2. Plantation shutters in front room living room, kitchen, den
 - 3. Kitchen remodel
 - 4. Upgrades//Remodel to baths
 - 5. New hot water heater
 - 6. New Roof
 - 7. New Sewer/Plumbing lines
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- Upgrades from current owners (2020-2022):
 - 1. Refinished floors downstairs
 - 2. Installation of floors upstairs
 - 3. Back fence
 - 4. Landscaping in back
 - 5. Upgrade of garage floor and walls, installation of cabinets, stationary tub, elevation of hot water heater
 - 6. New upstairs AC system
 - 7. Floated walls and ceilings throughout
 - 8. Crown molding throughout (except two rooms)
 - 9. New Kitchen fridge and washer and dryer

The Sellers love this home and community for many reasons ... and you will, too! In their own words:

- 1) *The house gets us outside! The Heights is home to year-round activity, and Lights in the Heights is always so special.*
- 2) *We love the pedestrian-friendly streets of our neighborhood, with the "chirping of children" everywhere!*
- 3) *The feel of this house is the perfect blend of vintage charm and modern convenience, and it's very livable. It's cozy ... but not crowded!*
- 4) *The downstairs bedroom and adjacent bathroom make this a house that we could comfortably call home for many years to come.*
- 5) *The backyard is our favorite retreat, with mature landscaping and trees and an always-welcoming patio, deck, fire pit and lights overhead!*

Questions? Let me hear from you at cell 832.452.9385 or Cheryl.McCleary@PreProperties.com