

FEATURES AND UPGRADES

4135 HILL OAK, HOUSTON, TX 77092

- New PEX plumbing
- New AC Condenser
- New AC Ductwork
- New blown insulation in attic
- New gas water heater
- New entry door
- Bull nose corners in most of the home
- Layout modified to add a larger kitchen
- New custom shaker-panel, solid wood kitchen and bathroom cabinets
- New granite counters in kitchen and bathrooms
- New under-mount sink(s) in kitchen and baths
- New marble backsplash in kitchen
- New faucets, hardware, door knobs, and bathroom hardware
- New mirrors in all bathrooms
- New stainless kitchen appliances
- New wide baseboards in entire home
- New door casing in entire home
- New ceiling fans with light kits
- New recessed LED lighting in living room, family, entry, hallway and kitchen
- New light fixtures throughout
- New hand-scraped engineered flooring throughout
- New, beautiful, neutral floor tile in kitchen, laundry, and bathrooms
- New and beautiful interior and exterior paint
- New outlets and switches
- New smoke detectors
- Master bath shower has been added to include new tile, Botticino tile bottom, glass mosaic inserts and a new glass shower door
- Home has been professionally cleaned
- Copper electrical wiring
- Wiring updated to include GFCI protection in all wet areas and exterior
- Fresh landscaping
- Huge covered patio in back

- Home has huge fenced-in back yard
- All major systems have been serviced

OTHER NOTABLE FEATURES

- One-year home warranty included with full price offer
- Voluntary Homeowners Association (HOA) - No Dues
- No MUD Taxes
- Located in a mature, established neighborhood!
- Convenient to NW Freeway (Hwy 290), 610 Loop and Beltway 8 (Sam Houston Parkway)
- Close to the Galleria area, downtown Houston, City Center and shopping
- Houston ISD schools are nearby
- Never flooded!