

2405 BARBEE



BEAUTIFULLY RENOVATED 1940'S HOME FULL OF ORIGINAL HISTORIC CHARM AND MODERN SMART HOME UPGRADES. LOCATED IN HISTORIC WASHINGTON TERRACE, JUST MINUTES FROM TSU, UH, RICE, HERMANN PARK, MONTROSE, MED CENTER, & MORE!

SOME FEATURES INCLUDE RESTORED ORIGINAL RED OAK HARDWOOD FLOORS, FULL KITCHEN & BATHROOM REMODELS, STAINLESS STEEL APPLIANCES, NEW A/C SYSTEM WITH 10-YR WARRANTY, NEW HOT WATER HEATER, FRENCH DRAINAGE SYSTEM, MONITORED SECURITY SYSTEM, ATTIC INSULATION, AUTOMATIC DRIVEWAY GATE, LED LIGHTING, NEST SMART HOME BUNDLE, & MUCH MORE!

RECENT UPDATES

- ORIGINAL 1940'S RED OAK HARDWOOD FLOORS RESTORED
- COMPLETE KITCHEN REMODEL WITH GRANITE COUNTERTOPS, NATURAL STONE FLOORING, & STAINLESS STEEL APPLIANCES (2017)
- COMPLETE UPSTAIRS & DOWNSTAIRS BATHROOM REMODELS (2017)
- NEW DAIKIN 3-TON 16 SEER COMPLETE A/C & FURNACE SYSTEM WITH 10-YEAR WARRANTY (2020)
- NEW 40-GALLON RHEEM TALL GAS HOT WATER HEATER (2018)
- NEW SAMSUNG SMART WASHER & DRYER (2017)
- NEW FULL-YARD FRENCH DRAINAGE SYSTEM WITH GUTTER TIE-INS & SOIL RE-GRADE (2021)
- NEW FRONT YARD LANDSCAPING (2022)
- NEW WINTERIZED INSULATION FOR PLUMBING UNDER DOWNSTAIRS ADDITION (2022)
- NEW R-30 ATTIC INSULATION (2017)
- NEW GATE-O-MATIC AUTOMATIC DRIVEWAY GATE OPENER WITH SURGE PROTECTION & 2 REMOTES (2017)
- NEW 6-FT CEDAR BACKYARD FENCING (2017)
- NEW ENERGY-EFFICIENT LED RECESSED LIGHTING
- CUSTOM MASTER DRESSING ROOM CLOSETMAID SHELVING SYSTEM
- NEW LIGHT FIXTURES & CEILING FANS
- NEW WOOD BLINDS
- FRESH INTERIOR & EXTERIOR PAINT
- TWO-WAY MIRROR TINT INSTALLED ON FRONT DOOR & SIDE DOOR

SMART HOME INTEGRATION

- ADT CENTRAL-MONITORED HOME SECURITY SYSTEM WITH OPEN/CLOSE & SHATTER SENSORS ON ALL DOORS & DOWNSTAIRS WINDOWS, MOTION DETECTOR, & CARBON MONOXIDE MONITOR
- BLUETOOTH SHOWER SPEAKER INTEGRATION IN UPSTAIRS BATHROOM CEILING
- NEST SMART HOME BUNDLE WITH NEST LEARNING THERMOSTATS, NEST PROTECT AIR QUALITY MONITOR, & SMOKE ALARM
- SCHLAGE KEYLESS COMBINATION DOOR LOCKS

RECENT MAINTENANCE

- \$5,000 FOUNDATION REPAIR & FULL BLOCK SHIM RE-LEVELING (2021)
- \$2,500 FULL ROOF MAINTENANCE PACKAGE (2022)
- ARBORIST TREE CARE MAINTENANCE ON FRONT YARD TREES (2022)