

Additional Details on Home For Buyer

City of Houston Permitted & Approved Project #22028851 22042159

Not just a surface level remodel, this home has been rebuilt from the bottom up and is ready for another 70 years of modern, energy efficient living. Consider the value of all of the improvements:

New roof by previous owner

Completely stripped to the studs

Major remodel of family, kitchen, formal living, and dining areas

- Open floor plan
- Enclosed office, or multi-use space
- Breakfast room and doorway in kitchen eliminated, substantially increasing cabinet space
- Large central fireplace eliminated adding floor space and kitchen island
- Utility room remodeled adding generous pantry
- Added french doors & windows with beautiful open transition to the pool
- New mock fireplace and rock wall with multi-color flames
- All new appliances
- Quality cabinets with dovetail drawers

Major remodel to master bath, with second master closet, a vast improvement

Guest bath remodel opening the floor space

Doubled closet space in 2nd bedroom

Hall closets remodeled adding linen closet, expanding original master closet

Every window resized or relocated with low-e windows improving natural lighting

Garage apartment bathroom addition in work now

Garage 1st floor bath remodel

Re-plastered pool and resurfaced deck

Even lighting around exterior of home

All new batting and insulation throughout

Expanding foam on all external joints, windows and doors

New underground PVC plumbing in both baths with all PEX lines throughout

All new sheetrock throughout

New 16 SEER A/C system with all new duct-work throughout

New electrical, light fixtures and outlets

All new luxury vinyl flooring

All new doors

New hardi-plank siding on exterior

See the reverse side for details on all the fantastic new appliances!

New Appliances

LG 30" convection microwave/oven combo	model	LWC3063ST
LG 36" gas cook-top	model	LCG3611ST
LG 24" top control dishwasher	model	LDT7808SS
Insignia Dual Zone Wine cooler	model	NS-BC2ZSS1
Zephyr Ombra 36in 600 CFM	model	ZOM-E36BS
LG 26 cu. ft. Smart wi-fi Ref.	model	LFXS26973S