

901 Rhames Avenue

HOME SPECIFICATIONS & AMENITIES

INTERIOR:

- 1950's cottage style bungalow
- Open floor plan kitchen/dining with island
- Crown molding kitchen, dining, living
- Spacious laundry room
- Abundance of cabinets/storage
- Lots of windows – all double paned, single hung and bottom window opens inward for cleaning
- French door entry on front deck as well as leaded glass front entry door
- 3 bedrooms/2 baths
- Walk-in showers in each bathroom
- Primary bedroom with en suite
- New Luxury Vinyl Plank Innova “Howell Mountain” 20 mil floors throughout home (installed March 2022)
- Ceiling fans in living and bedrooms
- Faux brick wall in dining/kitchen

EXTERIOR:

- 8 ft privacy fenced in backyard
- 2 gate entrances—(1) wide back gate entry at end of property near utility alley and (1) regular width gate from front yard
- Landscaped front and backyard
- 12' x 20' cottage with tin roof and full front deck
 - Cottage has:
 - Electric panel and is fully wired with several outlets
 - Window AC unit
 - 2 overhead fluorescent tube lights and ceiling fan
 - Built-in cabinet and multi-level shelving
 - Sealed from elements
 - Fully decked inside ceiling and walls with plywood
 - 2 double paned windows
 - 20' long work bench
 - Concrete slab flooring
- 8' x 8' utility/garden shed (built April 2021)
- Several water faucets on exterior of house
- Backyard upper deck 10' x 16.5'
- Backyard lower deck 12' x 12'
- Sprinkler system
- 5 producing Native pecan trees
- 10' x 10' framed garden area currently using as backyard chicken run/coop

MECHANICAL:

- Trane 3-ton AC (mfg date 2011; approx. age 12 years)
 - Serial #110913E93F
 - Model #4TTB3036D1000AA
- Whirlpool electric 50 gallon hot water heater (approx. age 16-21 years, good working condition)

APPLIANCES:

- LG 5 burner gas range and double oven (approx. age 11 years)
- Kitchen Aid dishwasher (approx. age 2-3 years)
- No disposal; no microwave
- Broan range exhaust fan/light (approx. age 2 year) over gas range

ROOF/GUTTERING:

- New GAF 25 year 3-tab asphalt composition roof (installed April 2021) (all previous layers removed)
- Gutters over both front and back decks