

Upgrades and Updates

3859 St. Simon Manor Dr. Houston, TX 77047

▪ Upgrades

- Fresh interior paint throughout the home - (Sherwin Williams)
 - Master bedroom & bath – Eider White (SW 7014)
 - Other bedrooms & bath – Eider White (SW 7014)
 - Family, formal dining, kitchen, and hallway – Repose Gray (SW 7015)
- New baseboards and crown molding – Extra white (SW 7006)
- Newly resurfaced kitchen cabinets with stainless steel bar handles – Alabaster white (SW 7008)
- Replaced old fence and had it professionally stained
- The LED can lights in the kitchen, family room, and master bedroom
- The light fixtures in the formal dining room, over the sink in the kitchen, dining area and foyer.
- Natural wood accent wall in family room
- Epoxy flooring in the garage

- Go GREEN with Energy Saving Solar Panels
- Full rain gutters with downspouts
- Covered patio with brick bar & small refrigerator
- Extending backyard patio 9' x 30' (excellent for entertaining)
- Security CCTV cameras with a 1TB hard drive
- Alarm system
- Corner lot with no backyard neighbors
- Easy access to Sam Houston Tollway BW8 & Hwy 288
- Average Utility Bills:

▪ UTILITIES	▪ AVERAGE	▪ HIGHEST
▪ ELECTRIC	▪ \$44.06	▪ \$108.91
▪ WATER	▪ \$38.30	▪ \$60.56
▪ GAS	▪ \$37.67	▪ \$59.90

Items staying with the home:

- One (1) 42" Philips garage TV w/mounting bracket (includes remote)
- Two (2) 42" Vizio TV w/mounting brackets in backyard patio (includes remotes)
- Brick bar w/small refrigerator on the backyard patio
- Full size washer and electric dryer
- Samsung refrigerator, microwave, gas range and dishwasher
- One (1) Samsung 32" Guest room TV w/mounting bracket (includes remote)
- Family Room TV mounting bracket only; able to mount 55" – 75" TV
- Wood shelving in the kitchen and guest bathroom

Items for sale – (CASH only)

- Living room set w/round table located in the garage - \$250.00
- Formal dining table & chairs (comes with leaf extender) - \$250.00
- Dining table made of solid wood w/chairs - \$150.00
- Home office furniture - \$150.00
- Coffee table in family room (made of solid wood) - \$50.00
- Outdoor patio furniture w/carpet & gas firepit - \$250.00
- King size bed frame made of solid wood w/ two (2) nightstands - \$300.00