

12056A MIGHTY OAK DR., HOUSTON TX. 77066

PROPERTY FEATURES

GREENWOOD FOREST SUBDIVISION LOCATION

PREFERRED LOCATION WITHIN CAPISTRANO VILLAS 132 UNIT COMPLEX, CORNER UNIT LOCATED ON A GREENBELT, AND ALONG A GREENWOOD FOREST NEIGHBORHOOD HOUSING STREET

PREFERRED 1-STORY, 1104 SQ FT, WITH 750+ SQ FT PRIVATE PATIO

LANDSCAPED PRIVATE PATIO, WITH ACCESS VIA FRENCH DOORS FROM LIVING AREA AND MASTER BEDROOM, WITH MAGNOLIA TREES, PINE TREES AND OTHER TREES, ALL MATURE

3-BEDROOMS, 2 FULL BATHS, 2 ASSIGNED PARKING SPACES (ONE COVERED, ONE UNCOVERED)

HOA MAINTAINS AREAS OUTSIDE OF FENCE LINE, PLUS ALL EXTERIOR BUILDING SIDING AND ROOF

COMMUNITY POOL, CLUBHOUSE, TENNIS COURTS

PANTRY CUPBOARD

INSIDE UTILITY ROOM WITH WASHER AND DRYER CONNECTIONS

BIFOLD DOORS IN CLOSETS AND UTILITY AREA

2-INCH SLATS WINDOW BLINDS INSTALLED

WALK IN CLOSET IN MASTER BEDROOM

EXCEPTIONAL LOCATION, WALK TO ELEMENTARY, MIDDLE, AND HIGH SCHOOLS; PLUS WALK TO A PRE-SCHOOL

ROOF REPLACED OCTOBER 2022.

AND THE OTHER IMPROVEMENTS LISTED BELOW

PROPERTY IMPROVEMENTS

JUST COMPLETED

PROPERTY HAS BEEN REMODELED AND UPGRADED THROUGHOUT

NEW HIGH EFFICIENCY HVAC, BOTH A/C AND HEAT

NEW KITCHEN, TOTALY REPLACING PRIOR KITCHEN, INCLUDING NEW SHAKER CABINETS WITH SOFT CLOSE DOORS AND DRAWERS, NEW PLUMBING, NEW DESIGNER BACKSPLASH, NEW SINK, NEW APPLIANCES, BUILT-IN MICROWAVE, PANTRY, NEW LIGHTING, NEW UNDER-CABINET LIGHTING, REFRIGERATOR NOOK, AND GRANITE COUNTERTOPS FROM BRAZIL

NEW CABINETS IN BATHS, AND CORNER STORAGE CABINET IN MASTER BATH, WITH NEW SINKS, FAUCETS, PLUMBING, GRANITE, AND LIGHTING

ALL POPCORN CEILING TEXTURE REMOVED, ALL WALLS AND CIELINGS WERE RETEXTURED TO DROPDOWN STYLE AND PVA SEALED, NEW WIDE BASEBOARDS THROUGHOUT, ALL NEW DOOR CASINGS THROUGHOUT, NEW DOOR KNOBS AND PULLS THROUGHOUT, NEW LIGHT FIXTURES, ALL ELECTRICAL PLUGS AND SWITCHES ARE NEW AND GFI PLUGS INSTALLED.

GERMAN THICK WOOD LAMINATE FLOORING IN LIVING ROOM, DINING, AND HALLWAY; SHAW CARPETING WITH UPGRADED PADDING IN BEDROOMS, AND TILED FLOORS IN KITCHEN AND BATHS.

PROPERTY TOTALLY REPAINTED INSIDE AND OUTSIDE, 2 COATS; BRUSHED AND ROLLED, NOT SPRAYED

FULLY LANDSCAPED YARD, INSIDE FENCE LINE AND OUTSIDE, WITH FRENCH DRAINS ALONG BUILDING, WITH UNDERGROUND DIRECTED ROOF DRAINAGE EXITING OUTSIDE THE FENCE LINE

PROPERTY IMPROVEMENTS SHOWN JUST COMPLETED INCLUDES A \$48,077 INVESTMENT , MAKING THIS HOME AN EXCEPTIONAL LEVEL ABOVE OTHERS IN THE COMPLEX