

3503 S. Braeswood Blvd

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## Notable Features + Amenities

**This Braeswood Place 1954 ranch home was lovingly built and cared for by the original owners for over 40 years. In 1996, the current homeowners purchased this gem, becoming only its second caretakers. The house appealed to this young couple as they wanted to establish roots in the same neighborhood that they grew up in and where their extended family also lived. The current family has loved this home for over 27 years due to its proximity to the Med Center, downtown, all-things Rodeo, as well as to church and school communities. This beautifully maintained home has been the perfect place to raise a family in the heart of the city while enjoying an escape to its nearly 20,000 sq. ft. tree-lined lot. The landscaped backyard has been the focal point for many family croquet matches, parties, and children's playdates. The house has inviting features from a wood-burning fireplace in the living room where the family gathers during the holidays to a beautiful wall of French doors and windows offering picturesque views into the park-like backyard. The kitchen opens up to the breakfast area and sunroom which connects outdoors to a paver patio and custom-built carport that doubles as an outdoor entertainment area. The house maintains its original charm and footprint with some modern touches and updates.**

### NOTES:

- Only two families have owned/lived at this home over its 70 years.
- House situated on a 19,553 SF lot with mature oak and pecan trees that have been trimmed/maintained.
- Moonlighting in large backyard oak tree and exterior landscape lighting.
- Electric-controlled wrought iron driveway gate with keypad and remotes and custom fencing on the north side of property.
- All stainless-steel appliances including Bosch dishwasher, wine/beverage refrigerator, side-by-side refrigerator, 40" five-burner gas range with double ovens, GE built-in microwave, as well as washer/dryer, and safe stay with house.
- Monitored home security system.
- House has never flooded through major events of Tropical Storm Allison (2001), Memorial Day (2015) and Tax Day (2016) floods as well as Hurricane Harvey (2017).
- House has had no foundation issues.
- House has secured FEMA Letter of Map Amendment (LOMA) establishing elevation is outside the 100-year flood plain.
- House is situated across from park area with bayou scenery and accessible walking/biking trails.

### Updates & Timeline:

- 1996 Hardwood floors in kitchen/breakfast/den; French doors installed; interior washer/dryer closet installed; added recessed lighting; painted interior and exterior
- 2000 Added paver patio, sprinkler system and updated landscaping including exterior lighting
- 2004 Kitchen remodel with granite countertops and tumbled marble backsplash, wine rack storage, custom built-in microwave, under-cabinet lighting; painting
- 2004 Updated Breaker box/electrical in kitchen and bathrooms
- 2005 R-38 insulation blown in attic
- 2006 New roof on house with Tech-shield Radiant barrier
- 2006 Carport addition with ceiling fan, recessed lighting and outdoor speakers
- 2011 Hardwood floors refinished
- 2011 Front door upgrade replacement
- 2012 Interior and Exterior painting; fascia board replacement
- 2016 New HVAC ductwork throughout entire house; interior and exterior painting
- 2019 New Driveway, walkways and stamped concrete front porch
- 2021 New 8' Red Cedar Fence (west side of property)
- 2023 Added Breaker Box surge protector
- 2023 Interior painting

## Age of following items

- A/C Unit:10 years (Extended warranty through 12/10/23)
- Oven/Stove: 19 years
- Refrigerator:19 years
- Dishwasher:6 years
- Furnace (blower motor/ capacitor):1 year
- Water Heater:5 years
- Roof:17 years (on a 30 year roof)
- Interior Paint:<1 to 5 years dependent on room
- Exterior Paint:1996, 2012, 2016
- Floors:original hardwood floors refinished 12 years ago; kitchen/den wood floors added 27 years ago

## Average Utilities for last 12 months (bills from April 2022- March 2023)

	Low	High	Average
<b>Electric</b>	\$113.36	\$329.10	\$202.44

NOTES: The high month was August with A/C running consistently in hottest temp month.

<b>Gas</b>	\$27.72	\$125.28	\$51.46
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NOTES: The high month was during freeze week when heater was running consistently in addition to cold temperatures; 8 months out of year, the gas bill averages ~\$30/month

<b>Water</b>	\$102.71	\$295.81	\$207.67
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NOTES: The high month was during freeze week when water was left running in all faucets for several days; water bill includes the cost of running sprinkler system 2-3x week on all zones of large yard