

## 916 Pizer Street Updates & Features

This renovated home is a total of 2,190 sq ft with 3/4 bedrooms, 3 bathrooms and 2-car detached garage with a private back yard green space. The first-floor addition will feature primary bedroom suite with walk-in closet, full bathroom with walk-in shower, freestanding tub & water closet, as well as private access to covered back patio and back yard. The second story addition will host bedrooms 2 & 3 with jack & jill bathroom. The existing first floor will be converted to an open floor plan featuring vaulted ceilings, dedicated dining room, bar area, full bathroom, flex room, walk-in pantry, hallway storage, and mud/utility room. Everything has been built under required permits by licensed trades and in compliance with Houston Historic Preservation Guidelines and building codes enforced by Houston Public Works Structural Department.

- All new plumbing
- All new HVAC system - 2 units (3 ton & 2 ton), one for upstairs and one for down stairs zones
- All new electrical
- New roof with warranty
- Restored/new foundation with warranty
- Insulation - batt, blown cellulose, blown fiberglass, rigid foam, spray foam, structural insulated panels
- Tankless water heater
- Vaulted ceilings in living and kitchen area
- Thermador appliance package
  - Freestanding gas convection 5-burner range/oven
  - Top control smart built-in paneled dishwasher with 3<sup>rd</sup> rack
  - Externally vented range hood
  - Built-in microwave
  - French door, counter depth smart refrigerator
- White oak hardwood flooring on main floor and upstairs
- Electric fireplace and media center
- Bar area with custom shelves and wine cooler
- Custom floating shelves and tile work in the walk-in pantry
- Custom cabinetry in kitchen and bathrooms
- Custom mud bench with storage in utility room
- Craftsman style 2-panel interior doors, frosted pantry door, craftsman 3-panel exterior doors
- Repair existing or replace with new – wood clad double hung inset windows required per Historic Preservation Guidelines
- Smart quiet garage door opener
- Ring doorbell
- Smart lock
- Internet connection cable drop