

5618 Sylmar Road

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Notable Features + Amenities

3 Bedrooms | 2 Baths | 2,084 Building Sq. Ft. | 9,375 Lot Sq. Ft. (per HCAD) | Built in 1958 | ca. 1972 In-ground Pool

Property boasts 5 Exterior Doors for great in-and-out traffic-flow: kids, pets, family members and all your pool party guests will appreciate it! Located on Quiet, no Thru-Traffic street; well-lit at night! 1.3 miles to Bellaire High School, 1.5 miles to West Loop 610, 2 miles to Bellaire HEB, 6 miles to Texas Med Center and 7 miles to Reliant Stadium!

Significant Past Updates and Repairs:

- Foundation Stabilized:
 - (7) Exterior cylinder piles added in 2010
 - (18) Interior cylinder piles added in 2015
- Roof Replaced:
 - Previous Sellers disclosed replacing composition roof in 2016
- Windows Replaced:
 - New double-pane insulated windows installed in 2016
- Kitchen Ovens:
 - New GE Profile Built-In Double Electric Convection Wall Oven

Mechanical and Security Updates and Additions since 2017

- New outdoor 125Amp Electric Breaker Panel
- New 50 Gallon gas water heater installed (Bradford White brand)
- New whole-house GENERAC brand generator (2018)
- New De-Humidifier installed in attic
- New Sanuvox brand UV Treatment light (anti-microbial) installed in attic
- New Closet and Pantry LED Lights installed
- New Direct-Vents (all exhausts) connected in Kitchen, Utility and Bathrooms
- New Attic insulation replaced with batts and roll insulation
- New RING and NEST brand equipment installed
- New Security Monitors, Detectors and Sensors (carbon monoxide, etc.) installed; monitored by ADT at present

Exterior Updates and Maintenance Matters since 2017

- Whole House exterior paint including doors, overhangs and all brick with premium Sherwin Williams paint
- Back Area re-sodded;
- Cedar Privacy Fence repaired and all pickets and top rails replaced as required
- Sprinkler System (all lawn and garden areas) checked and repaired as required
- Sewer Line (PVC drain line) inspected

Interior Remodeling and Updates since 2017

- Black ceramic Floor Tile installed throughout whole house
- Plantation Shutters & Window Blind installed in Kitchen and Primary Bedroom
- Built-in Wall Cabinetry with Book Shelves and Media Equipment housing added to Primary Bedroom and Family Room
- Tub Surround re-tiled in hall bathroom and glass shower enclosure added
- Ceilings Smoothed: removed stumped ceiling texture throughout; repainted
- Dining Area overhead Hanging Fixture added (Pottery Barn)
- Samsung stainless steel Refrigerator added (ice maker not functioning)
- Custom swing-gates added in kitchen leading to dining area and family room (great for pets and children!)