

From: Justin David Mitchell <justin.david.mitchell@gmail.com>
Sent: Monday, June 12, 2023 1:51 AM
To: Candy Caulton; J. Carter Breed
Subject: Talking Points for 4906 Mount Vernon

Talking Points for 4906 Mount Vernon

- Did not flood during Hurricane Harvey
- Power and water stayed connected during Hurricane Harvey and the 2021 Winter Storm as the house is on the medical center grid
- Million-dollar views of downtown from deck
- Smart Home Technology (Lutron Lights, Remote Door Locks, Remote Garage Door, ADT Pulse Alarm Remote, Nest Thermostats, etc)
- Stucco was replaced/renewed in 2017
- New TPO (flat roof) under the deck, caps on the parapets, and completely new composite roof, new gutters
- New Trex weatherproof TRANSCEND® COMPOSITE DECKING was installed by Right Angle Landscaping in 2020 and the TPO roof sealed by Braun's at the same time
- New 3 ton AC upstairs in 2020, downstairs AC recently serviced with new coil May 2023
- 3M safety and security window film by Sunset Glass Tinting 3M™ Safety and Security Window Film with Brink Fidler
- Iron Gates added for back yard in 2017
- Within the Municipal Area Museum Association (MAMA) that arranges for a security patrol with professional Constable
- Neighbor is world-famous photographer and professor - Peter T. Brown, See Book that he authored in the guest room <http://www.petertbrown.com>
- Across from the Historic Camfield House (1912 build) plated from the Obedience Smith Survey with 120 year old live oak to view living room and master suite.
- See fireworks in all directions from rooftop for July 4th and New Years Eve
- 2017 Minimum Lot Size Ordinance to prevent new townhouses built on single family properties in the area for 40 years

Walking distance to:

- Boulevard Oaks - Broad Acres is the habitat of the Night Heron is the most photographed site in Houston
- The Houston Museum of Fine Arts - Cafe Leonelli
- Houston high end restaurants - Le Jardinier (<https://lejardinier-houston.com>) and Gatsby's Steakhouse
- Rice University and St Thomas University
- The Menil Collection Campus
- Coffee Shops (Black Hole, Starbucks), Restaurants (Fiori, BCN Taste and Tradition, Nippon Japanese, Candente, the Pit Room, and more), Zaza Hotel (and Monarch Cafe)

- Parks (Hermann Park and Bell Park and Mandell Park) including Miller Outdoor Theatre
- Rice University Running and Walking Trail
- Schools (Post Oak High School, the Presbyterian School, the Becker School at Temple Emmanuel, the Joy School, St. Paul's Methodist, Poe Elementary, Poe Co, First Christian School, Annunciation Orthodox)
- The Houston Museum of Natural Science
- The Houston Zoo
- The Contemporary Arts Museum
- 10 Minute Walk to Museum District Light Rail Stop for easy rides to NRG for the Rodeo and Texan's Game or Downtown (work, Opera, Symphony, Astros, Dynamos)

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