

1154 Kinley Lane, Houston, Texas 77018 - Upgrades & Updates

Downstairs

- 3 full bathrooms, 2 half-baths. (One of the half-baths is outside in the detached office)
- **Solid** wood doors throughout house
- 11 feet ceilings downstairs
- Wolf Range / Oven
- Pot filler over stove
- Storage on both sides of the island
- Wine Fridge
- Electric outlet under the island for use
- Garage has already Tesla EV charger (**With adapter can be used to charge any electric vehicle**)

Pool/Backyard

- Salt Water Pool
- Pool has an automatic cover. *This is a significant safety highlight AND very helpful through hurricane seasons. Can hold up to **200 lbs***
- An outdoor shower,
- Outdoor kitchen
- Three Hole Putting Green
- Mosquito misting repellent system through the entire large backyard
- Travertine Pool Decking
- Outdoor Grill

Detached Office Space in Backyard (199 sq ft)

- Detached office was built in 2021/2022 and is completely hardwired with **Fiber internet from AT&T**. It is ideal for people who work from home because you do not have to rely on Wifi.
- Has its own A/C and heat unit that works great to keep it cold and minimal cost to the electric bill
- Detached office also has outdoor speaker system for pool / backyard use
- Has 1/2 bathroom with sink attached
- Closet inside big enough for filing cabinet, shelves and a minifridge
- Built in cabinets with plug inside to hide a printer

Upstairs

- 3 or 4 bedrooms.
- Loft area has a closet and can be drywalled for a 4th bedroom if needed
- **Brazilian Teak hardwood floors throughout the upstairs and stairway**
- Three balconies (2 front facing, 1 backyard)
 - Master bedroom balcony could be turned into another walk in closet
- Custom built in storage throughout house with closets and shelving

Other notes:

- House has nest thermostats upstairs and downstairs and nest video doorbell
- Garage has built in storage from Monkey Bar Storage
- **HOUSE DID NOT FLOOD DURING HARVEY!**

- Within walking distance
 - Greater Heights Brewery (amazing craft beer, wins awards every year)
 - Walking Stick Brewery (great for people with kids)
 - Wakefield Crowbar (sand volleyball bar with great food and atmosphere)
 - D'Alba (great local farm to table restaurant)
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 - William Price Distilling (great local brunch spot with wine and cocktails)
 - Decant Urban Winery (great local spot to get wine and has a big area to host parties)
 - PENGU swim school for kids
- Zoned to Garden Oaks Montessori (highly renowned and desired public school)