

# The Charm of Westwood



**4046 Woodfox Street**

**Houston, TX 77025**

**Beds: 4 Bedrooms**

**Baths: 3 Full and 1 Half Baths**

**3 Car Oversized Garage**

**2 Gas Fireplaces**

**2 Home Offices**

**Game Room *plus***

**Media/Theater Room**

**House: 4415 SqFt**

**Lot: 7,938 SqFt**

**Year Built: 2006**

Completed in 2023: \$75k Remodel with these Brand New Updates:

- Whole House Repaint: all new paint inside and out.
- New Luxury Engineered Hardwood Floors and Designer Tile.
- New Frameless Glass Shower Enclosure in Primary Bathroom.
- New LED Lighting: All light bulbs replaced with a bright LED lights.
- New Honeywell Wi-Fi Color Touch-Screen Programmable Thermostats
- New Ring Battery Doorbell Plus (2023 model), plus Ring Solar Security Sign, and indoor Ring Doorbell Chime.
- New 65" LG Flatscreen TV and New Polk Audio 100W Subwoofer in Theater/Media room.
- New Instant Hot Water Dispenser.

Notable:

Recent Water Heater: Rheem Performance Platinum 50-Gallon 40,000-BTU High-Efficiency Natural Gas Water Heater was installed on 1-24-19 (12-year warranty); Wi-Fi Capable Smart Water Heater.

Recent AC Units: Two 5-ton 14-Seer AC units (one for each floor): The 1st-floor AC had a new outside unit and inside unit installed on 10/16/19 (Lennox 14-Seer with a Lennox 5-year factory parts warranty). The 2nd-floor AC had a new Lennox inside unit installed on 8/7/18 (Lennox 14-Seer). A new 2nd-floor AC outside unit was installed on 6/12/15 (Goodman 14-Seer with a 10-year factory parts warranty).

Additional Features:

→ Curved Red-Oak Wood Staircase: creates a stunning first impression.

→ Breathtaking 21-Foot-High Stone Fireplace: floor-to-ceiling grandeur.

→ High Ceilings: 11-foot-high ceilings on the first floor; 12-feet-high in the Primary Bedroom.

→ Two Gas Fireplaces: one in the Family Room, plus a two-sided gas fireplace in the Master Suite.

→ Designer Kitchen:

Dramatic Brick & Stone Grotto.

Beautiful Stone Center Island.

Luxurious Kitchen Cabinets feature self-closing drawers and under-cabinet lighting.

Gorgeous Etched-Glass Pantry Door leads to a spacious walk-in pantry.

Jenn-Air “Pro Series” Stainless Steel Appliances: double-oven, built-in cabinet-depth side-by-side refrigerator with PuriClean ice & water door dispenser, Jenn-Air “Gas On Glass” 5-burner cooktop with telescoping down-draft.

Pro-series extra-thick stainless-steel Kitchen sink with extra-deep 10” bowl.

GE Profile Wine Chiller.

Brand-New Instant Hot Water Dispenser.

→ Huge Breakfast Room: large enough for a second full-size dining table.

→ Mud Room/Laundry Room: conveniently located at the rear of the house. Animal lovers: this room is perfect as a climate-controlled home for your four-legged friends, complete with doggy door to backyard.

→ Large Master Closet:

Built-in center wardrobe with granite countertop.

Three-sided full-length dressing mirror.

Built-in “Hide Away” Ironing Board with directional spotlight and safety timer.

Glass block privacy window.

→ Upgraded Lighting & Plumbing Fixtures: quality brand-name fixtures are found throughout the home: everything from the magnificent Monte Carlo ceiling fan in the Family Room (top-of-the-line Royal Danube model featuring exquisite detail) to Kohler sinks in all the vanities.

→ HUGE Three-Car Garage (743 Sq-Ft): this garage is HUGE and can fit a Crew-Cab Long-Bed Pickup Truck on the right bay. The right-side is 23-feet deep (vs. a 20-foot Builder-Grade garage). The left bay is 38-foot deep and fits two

cars. There is even extra spacing between the left and right bays, so you can comfortably open your car doors. There is also a workbench with built-in cabinet drawers and over 100-feet of storage shelves, and a large inside storage area

for mowers and gardening tools on the right side: no shed needed.

→ 24.5’-Wide Driveway: another custom-home extra vs only 16-Foot-Wide driveways on Builder-Grade homes.

→ Rainbird Sprinkler System: complete coverage on all 4 sides of the home & all 3 beds.

## Second Floor:

→ Home Theater/Media Room—specifically designed with no windows to replicate the movie-going experience of blocking outside distractions (sunlight and outside noise entering via windows); features stadium flooring, step-lights,

built-in cabinets with a granite countertop, and boasts an awesome 7.1 surround-sound speaker system with a Pioneer Amp that provides equal high-power for all seven channels (110W x 7). Includes a Denon DVD Player and Two Brand-New Components: a 65” LG Flatscreen TV and a Polk Audio Subwoofer with 100W of Peak Power.

→ Game Room With Wet-Bar: features built-in cabinets with a granite countertop, plus a wet bar sink and mini fridge.

→ Second Home-Office Behind A Bookcase Door: behind the Bookcase Door is a Second WFH Office. This room features a functional dormer that casts beautiful natural light down from 16-feet above.

→ Two Hollywood Baths (4 Vanities): each of the three second-floor bedroom has its own private vanity, plus one more for the Gameroom.

→ Great Storage: behind the Second-Floor Office you’ll find a 23-foot long storage room with shelving.

## Energy Efficiency & Quality Construction:

→ Radiant Barrier: Tech Shield Radiant-Barrier Plywood was installed during construction on the roof and on all four walls for maximum energy efficiency.

→ Energy-Efficient “Vent-Skinned” Exterior Brick Walls: brick vents were installed on the third brick-course from the bottom every 36” around the home on all four walls, to help lower energy bills by employing convection cooling: hot air

enters the brick vents & rises up the walls, goes up the rafters, and exits out the roof through the ridge vents. This process creates a convection current and reduces the amount of heat that is radiated into your home.

→ Energy Efficient 100%-Vinyl Double-Pane Windows With 5/8” Air Space

→ 16” Spacing On Wall Studs For Extra Support (vs. Builder-Grade 24” Spacing): plus all of the 11-foot-high wall studs were doubled at a minimum for additional strength.

→ Extra-Thick Concrete Slab Foundation Reinforced With 23 Eight-Foot Deep Concrete Piers: this home's foundation is engineered beyond the minimum requirements: its grade beams are 6” deeper compared to grade beams in builder-grade homes (30” deep vs 24”). Plus, there are 23 concrete piers under the foundation providing tremendous support: each pier is eight-feet deep with three-foot wide “bell bottoms”. This compares to builder-grade homes with no support piers under their foundations. These 23 concrete piers are a tremendous asset to have under your foundation, and are worth approximately \$50,000+ today.