

SELLER'S SUMMARY OF UPGRADES & UPDATES

Property Address: 4417 Koehler St., Houston, TX 77007

Description	Approx Cost
✿ In Ground heated Pool w/ water features (jets and bubblers) and Pebbletec Pool Surface, Slate Coping & Cool-Deck Decking (2014)	\$53,000.00
✿ Interior & Exterior Paint (2/2024)	\$13,000.00
✿ Pool Pump Replaced (01/19/2024)	\$ 550.00
✿ Contemporary Slate Tile Fountain (2014)	\$ 3,000.00
✿ Landscaping	\$5,000.00
✿ S/S Bosch Kitchen Appliance (including wall oven & microwave and 5-burner cooktop (2013)	\$5,000.00
✿ Kitchen Refrigerator (2013)	\$ 2,000.00
✿ Clothes Washer & Dryer (2020)	\$ 4,000.00
✿ Cambria Grey Quartz Kitchen Countertop w/ Modern Waterfall Island Design	\$ 7,000.00
✿ Carrara Marble Basketweave Tile Backsplash	\$ 2,000.00
✿ Upgraded to Nest Thermostats (equipment & installation 2022)	\$ 1,300.00
✿ Wired for Surround Sound	\$ 1,500.00
✿ Engineered Hard Wood Floor on 2 nd Floor Living Areas (Kitchen, Dining Room, Living Room) and on Stair Treads.	\$14,800.00
✿ Carpet Replaced in 3 rd Floor Bedrooms (12/11/2023)	\$ 1,500.00
✿ Keyless Entry Door Locks	\$ 550.00
✿ The Shade Store -Custom Solar Shades Window Coverings on all levels. Many Rooms have Handcrafted Jonathan Adler custom blackout shades layered over the solar shades for additional light blocking and insulation (theshadeco.com).	\$ 8,000.00
✿ Custom California Closet Built-Ins with pull out baskets in 1 st Floor Bedroom (2014)	\$ 5,000.00
✿ Custom California Closet with file cabinet lowers in 2 nd Floor Guest Bedroom (designed for home office)	\$ 2,000.00
✿ Custom California Closet Built-ins with pull out metal baskets in Laundry Room.	\$ 800.00
✿ Overhead Garage Storage Racks (2022)	\$ 1,500.00
✿ Custom Commercial Metal Gate @ Fence w/Electronic Entry Lock (2022)	\$ 6,000.00
✿ Custom Garden Lighting w/Sensors	\$ 1,000.00
✿ Custom Metal Double Door Gate on Stairs leading to 3 rd Floor Bedrooms	\$ 1,000.00

Shug Realty Group

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Additional Notes From Seller / Added features that Seller loves about this home

- ✿ Backyard Oasis with Sparkling Pool Gunite pool with PebbleTec Surface and landscaped walkway to front door
- ✿ Great Open Floorplan – perfect for entertaining
- ✿ 1st Floor Bedroom with private bath and view of pool can be used as a home office
- ✿ Spa-Like Primary Suite w/Vaulted Ceiling, Dual Sinks, Separate Shower w/Moen and Kohler Shower Heads, and Huge Walk-In Closet
- ✿ No HOA (Homeowners Association) / \$0.00 HOA Fee
- ✿ 2 Car Garage w/ Private Double Driveway offers ample parking space for guests
- ✿ Adjacent to Revitalized West End Park w/ View of Park from windows and balcony
- ✿ Walls of Windows (light and bright)
- ✿ Balcony off 2nd floor main living area overlooks the pool...great for morning coffee and grill
- ✿ Roof-top deck offers a magnificent view of the city and 4th of July and New Years Eve fire works
- ✿ High Ceilings
- ✿ Walls of Windows lets in plenty of Natural Light
- ✿ Private bathrooms in each bedroom
- ✿ A short distance to Washington Ave bars/clubs, restaurants, shopping, entertainment, parks, Downtown, Galleria, I10, 610 loop, I45, and more.
- ✿ Sprouts, LA Fitness, Starbucks. HEB minutes away

Scheduled Maintenance Performed

- ✿ Weekly Pool Service (2014-Present) \$150.00/month
- ✿ Quarterly Pest Control (last treated 9/2023) \$120.00/mo and preventative termite treatment (summer 2023)
- ✿ HVAC System serviced 2 time per year

Note

Vivint Security Equipment: 4 HD outdoor cameras, system monitor base station, window/door sensors, 2 motion detectors, and smoke & fire alarms. Vivint monitoring at an additional cost.

*Above Summary of Upgrades as provided by Seller are estimated based on his memory of costs.