

THE **GULLO** GROUP

4130 HILL OAK DR. HOUSTON, TX 77092

PROPERTY UPDATES:

- Exterior landscaping & plants along perimeter fence.
- Under eave lighting.
- Tesla EV charger. (Up to 44 mi of range added per hour at 11.5 KW/48 AMP output.)
- In-ground Rainbird sprinkler system (with 6 zones).
- Wooden privacy gate on driveway.
- Driveway and walkway to the front door.
- Custom accent wall in secondary bedroom.
- Smart Ring alarm system. (Doorbell + motion, door, and window sensors.)
- Luxury Vinyl Plank (LVP) flooring.
- Built-in Bosch microwave.
- New attic insulation (with Borate to repel insects).
- PEX Plumbing in attic above kitchen, living, and primary.
- New duct work and air return in primary bedroom.
- New Kohler fixtures and toilets (360 swirl flushing technology) in bathrooms.
- Back patio pergola addition of two fans.
- Backyard deck and custom-tiled cocktail pool.
- Backyard workshop (upgraded with electrical for charging tools, light, etc.)
- Carport attached to workshop.

REPLACED BY PREVIOUS OWNER (~6 years ago)

- Roof – 30-year asphalt shingles.
- Kitchen and bathrooms fully renovated.
- New drywall, paint, and flooring.
- Garage conversion to new primary bedroom.
- Fence.
- HVAC system.
- White vinyl double pane windows.