



PROPERTY ADDRESS: 118 Driftwood Dr

HOMEOWNERS ASSOCIATION NAME: Timber Cove Civic Club

HOA NUMBER: 713-304-8544

MAINTENANCE FEES: \$108 PER MO X YR

AVERAGE UTILITY BILLS:

ELECTRICITY: \$200 GAS: \$30 WATER: \$50

INSURANCE:

HOMEOWNERS: \$6300 WINDSTORM: \$N/A FLOOD: \$900

WHAT IS THE AGE (IN YEARS) OF:

Roof: <u>16</u>	A/C: <u>6/18</u>	Furnace: <u>6/18</u>	Water Heater: <u>5</u>
Dishwasher: <u>1</u>	Stove: <u>1</u>	Oven: <u>1</u>	Carpet: <u>N/A</u>
Other Flooring: <u>1/UN</u>	Interior Paint: <u>1</u>	Exterior Paint: <u>8</u>	Fence: <u>5</u>

TYPE OF PLUMBING & AGE: Downstairs: 1YR Upstairs: Unknown

TYPE OF POOL: N/A HEATED? N/A

WHO SERVICES POOL: N/A

TRASH DAYS: Tuesday and Friday

WHO SERVICES TRASH? Ameriwaste



IS THERE ANY ADDITIONAL INFORMATION THE NEXT OWNER SHOULD KNOW? WHY DO YOU LOVE THIS HOUSE?

Just as the Timber Cove sign at the entrance to the neighborhood makes one aware of the uniqueness of this neighborhood, the Asian style and landscaping hints at the distinctiveness of what's inside 118 Driftwood. Everything in the house has been thoughtfully curated to honor and blend both its Asian and Mid Century aspects while making a nod towards the space influences and modernizing for how we live today.

Through the bespoke mahogany front doors complete with brass Asian ornamentation and the vintage German UFO light fixture, one looks ahead to the spiral staircase or right through the formal dining room with its atomic era chandelier out to peaceful bubbling fountain in the "zen" garden.

Bold vintage wallpaper was the inspiration for the guest bathroom renovation that includes a 1960s sideboard used as the matte black granite topped vanity, terrazzo tiles on the floor, and vintage mirror and light fixtures.

All kitchen shelving, countertops, and maple cabinetry were hand built by local craftsmen. The kitchen was designed for functionality: kickplate drawers for trays, pullouts, hidden power strips, and the open shelving pantry were all installed with efficiency in mind. Yuri Gagarin's helmet was the inspiration for the fun space age light fixture dangling above the stunning dolomite "peanutsula", the back of which have pullouts to maximize storage. The glass backsplash pattern is the only one of its kind.

Light floods in through the wall of windows in the living room. The backside of the kitchen countertop houses even more storage with shallow shelves perfect for canned goods.

Up the original spiral staircase leads to a landing connecting a bedroom, bathroom, and home theatre room. The beautiful cherrywood floors are throughout the upstairs' dry areas.

Laundry and mudroom handles reclaimed from another TC home give a bit of character to the ample space.

A spa experience awaits in the master bathroom complete with sauna, bidet, double walk-in shower, in-drawer power strips, custom maple cabinetry, and lighted mirrors. Again, vintage wallpaper was used to anchor the space.

Reclaimed Mid Century bi-fold doors and a vintage light fixture give the office functional character.

Large windows and a high ceiling provide the spacious master bedroom a grand feel while the cedar-lined master closet has a generous amount of custom storage topped with matching vintage lights.

118 Driftwood is a spectacularly unique yet truly comfortable home.

THIS INFORMATION IS TO THE BEST OF THE SELLER'S KNOWLEDGE AND NOT GUARANTEED. BUYER SHOULD INDEPENDENTLY VERIFY.

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