

Features and Upgrades
813 Kamano Avenue
Houston, Texas 77008

General Description:

Built in 2019
Builder - David Weekley Homes
Home - 2,209 sqft per Appraisal
Lot - 2,156 per Appraisal District
3 Bedrooms, 2 full bathrooms and 2 half bathrooms
Third floor game room/flex space
2 Car attached garage
Walking path+common area directly behind the home w/ no direct back neighbors
6" Baseboards
Upgraded wood stair treads with enamel risers and custom stair runners
Wrought iron satin black balusters
Venetian bronze door levers
Lennox 16 Seer - 2 stage air conditioning system
Pleated media filters
Fresh air system
Ecobee programmable thermostats
Jump ducts in secondary bedrooms to balance temperatures
Advanced framing with 2x6 exterior walls to allow for thicker insulation
Vinyl framed, low E2 double pane windows
Formaldehyde free fiberglass batt insulation
R3 Dow insulated sheathing
R-22 Insulated exterior wall systems
R-19 Paperless batt insulation on sloped ceilings
R-38 Insulation in flat ceilings
Diamond Level Environments for Living (Energy Efficiency Rating)
The New Energy Star 3.0 Program
Building America Program with the U.S. Department of Energy

General Description:

Home Energy Rating System (HERS) in partnership with RESNET
Radiant barrier decking for a cooler attic
Energy saving light package
Moen faucets with a lifetime, manufacturer's warranty
High efficiency natural gas water heater
10 - year structural warranty, 2- year warranty on portions of your home major mechanicals, 1-year limited warranty on defects and workmanship
Centralized in-house warranty department w/ a personal Warranty Representative
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas
James Hardie trim
Specially designed rot resistant exterior door jambs
Full home gutter system
Blocked and wired for ceiling fan in family room and all bedrooms
Taexx in wall pest control system
Electrical load center with whole home surge protector
Gated enclave of only 73 homes with a large dog park, pergola+fountain
HOA annual fee \$2,550
HOA fee includes: valet trash pickup 2x a week, recycling 1x a week, water/sewer, front + back landscaping, pool, dog park and entry gates
HOA initial capitalization fee \$1275/\$375 transfer fee
Guest parking + wide lanes in the community

Exterior:

Fenced backyard with concrete patio and gate to the common area
Raised gardening beds with espalier
Artificial turf with concrete pavers



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Exterior continued:

Additional exterior GFCI outlet added
2 Soffit outlets for Christmas lights with a dedicated light switch
Additional coach light was added
Covered front porch

Living Area (21 x 16) and Dining Area (12 x 10):

Open floor plan for flexible furniture options
Custom window shades
Recessed led lighting
Ceiling fan in living area
Upgraded chandelier
Designer wallpaper accent wall
Media conduit for flat screen TV
8' Full lite exterior door
Views of backyard area
6" Baseboards
Luxury vinyl flooring
Floor plug in the living area
Additional understairs storage area
Foyer coat closet

Guest Powder Bathroom:

Pedestal sink
Framed mirror in brushed nickel
Discreetly tucked away
Luxury vinyl flooring

Kitchen (17 x 10):

Kent Moore Cabinets
42" Upper cabinets in Snowdrift
Cabinet paneled island and lower cabinets in Gunmetal
Upgraded cabinet and drawer hardware
Upgraded soft close cabinets and drawers
Upgraded pull out spice cabinet
Upgraded trashcan bin
Upgraded Level 8 Carrera Grigio quartz countertops with 3cm edge
Upgraded backsplash to hexagon polished marble
GE Monogram stainless steel convection range and warming drawer
GE Monogram microwave drawer
GE Café Energy Star dishwasher
Eat-in island with additional storage
Upgraded Island pendant lighting
Upgraded under cabinet lighting and outlets
Single basin undermount stainless steel sink upgraded to the island
Pantry with fixed shelves and an additional outlet
Enclosed refrigerator cabinet
Open to living and dining areas
Larger, flexible space to configure different sized tables and furniture
Luxury vinyl flooring

Utility Area (6 x 6):

Convenient second floor location
Upgraded upper cabinets added
Conveniently opens to the primary closet
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas

LYNETTE LEW
REALTOR

 

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Primary Bedroom (15 x 14):

Second floor
High ceilings with ceiling fan
2" Blinds
Wall of windows overlooking the common area
Carpet with upgraded padding

Primary Bathroom (13 x 10):

Custom ceiling fan on a separate switch was added
Obscure glass window
Framed mirrors
Double undermount sinks with vanity storage and storage drawers
Upgraded granite countertops with 3 cm straight edge
Upgraded widespread faucets
Separate water closet
Shower with tile set floor and frameless glass shower enclosure
Shower tile upgraded to ceiling
5' Royal bath tub
HardieBacker Board in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas

Primary Closet (10 x 10):

Fixed shelves
Carpet with upgraded padding
Opens to the Utility Area for convenience
An additional outlet was added
Second floor hallways upgraded to luxury vinyl

Bedroom 2 (14 x 10) and Bedroom 3 (12 x 11):

Second floor location along with primary bedroom
An additional outlet was added to the closet
Vinyl flooring was extended to bedroom 2
2" Blinds

Full Bath:

Double sinks with vanity storage
Counters raised
Separate shower and toilet area with door

Game Room/Flex Room (21 x 16):

Third floor
Media conduit
Carpet with upgraded padding
2" Blinds
Walk-in attic access

Half Bath (6 x 5):

Third floor
Vanity with storage

Garage:

Epoxy flooring
Overhead storage racks

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Scan for example
3D Virtual Tour

