

12354 ATTLEE DRIVE HIGHLIGHTS

GENERAL

- New front, back doors and French doors to patio; front door is ¾ paned beveled glass door
- Double paned windows throughout
- New cabinet doors in kitchen, bathrooms & utility
- Soft-close cabinets & drawers in kitchen & bathrooms
- New fans/heater/light in both bathrooms
- Built-in shelving and storage cabinets in family room; new utility room shelving
- Double closets in hallway
- Leviton light switches throughout
- House dimmers in the family room & under kitchen cabinets
- Recessed lighting in family room
- Added pocket door between family room & bedrooms
- Neutral paint choices throughout
- PEX plumbing throughout as well as new under-slab sewer plumbing
- Updated breaker box
- Updated wiring in utility
- HVAC is less than 5 years old
- Roof with radiant barrier (*June 2019*)
- Updated driveway, patio & front walk (*January 2021*)
- Whirlpool front load washer & dryer are just over 1 year old (*negotiable items*)
- Transferable foundation warranty (*repairs made by previous owners in 2018 (house) and 2019 (garage)*)
- Owned ADT/Google Home alarm system with sensors on all windows and external doors; front door + driveway cameras
- New fence
- Ideal location – minutes to businesses, shopping, restaurants and entertainment in the Energy Corridor, City Centre & Memorial areas, Kendall Branch Public Library, Addicks Park & Ride, Top Golf, all new Watermark District (coming soon!), and a variety of public parks including the Terry Hershey Hike & Bike Trail; less than 1 mile from Ashford Elementary School

KITCHEN

- Renovated in early 2023
- New cabinet doors & pull out drawers added
- Soft-close cabinets and drawers
- Under cabinet lighting
- Oversized beveled subway tile backsplash
- Quartz counter tops
- Separate glass cooktop and double ovens
- Newair dual temp controlled built-in wine fridge
- New Samsung Smart Things dishwasher (*replaced February 2024*)
- Porcelain tile floors
- Roman shades on windows
- Updated wiring

PRIMARY SUITE

- Double closets in bedroom (one standard, one walk-in)
- New ceiling fan with remote
- En-suite bath has new cabinet doors, quartz counter top, soft-close cabinets and drawers

(continued)

12354 ATTLEE DRIVE HIGHLIGHTS (continued)

SECONDARY BEDROOMS

- Three secondary bedrooms
- New ceiling fans with remotes

Q&A WITH THE TRANSFEREES

The best thing about our neighborhood is...

It is quiet and well-maintained and we are less than 1 mile to Ashford Elementary.

The best thing about our street is...

We are just 2 blocks from the community pool. Also, Attlee Drive is not a through street East of Ashford Parkway.

Our three favorite nearby restaurants are...

Taste of Texas, Jonathan's the Rub and Snooze AM