



FEATURES & UPDATES
4916 Beech Street, Bellaire, TX 77401

Above garage apartment:

- Speaker system professionally wired in for cinema - \$1,000
- Epson 3D LCD Projector and screen installed - \$3,300
- Cinema Chairs added - \$4,600

Improvements in 2019

- Garage ceiling storage system and pulley lift system shelving added - \$3,800

Improvements in 2020

- **Home Automation:** NEST Thermostats installed on all Acs (x3) - \$800
- LED lighting installed in garage - \$400
- LED lighting installed master closets - \$240
- New high capacity gas water heaters (x2) - \$1,000
- New side by side fridge freezer in apartment - \$2,200

Improvements in 2021

- Gym / Workshop / Office room added behind garage - \$40,000
- Patio and Cabana mosquito screens and doors added - \$24,000
- New AC and Furnace for apartment above garage - \$9,000
- **Home Automation:** New Garage Door openers with Wi-Fi connection to operate via phone/myhome and other home automation systems. - \$1,000
- **Home Automation:** Ring Floodlight above garage and behind garage and Ring doorbell \$1,000
- Sub zero fridge replaced in Kitchen - \$20,000
- 220V – 50amp Connection for EV charging added to garage - \$800
- **Home Automation:** New outdoor sprinkler system added to entire house with Wi-Fi connection to operate via phone/myhome and other home automation systems - \$1,400
- Driveway widened and new flowerbeds and path to front door installed - \$4,000
- Gardening boxes and side patio - \$3,000
- Formal Dining room / front office – enclosed with double doors and door to kitchen - \$2,800

Improvements in 2022

- Guestroom Bathroom and Jack and Jill Bathroom completely remodeled – all new fixtures, cabinets, tub, shower, sinks, lighting, LED mirrors - \$38,000
- Master bathroom lighting updated - \$1,200
- Apartment above garage completely remodeled, brand new bathroom, new flooring, staircase, lights, etc. - \$52,000
- Master bathroom lighting updated - \$1,200
- New Refrigerator / Freezer in apartment above garage \$2,100
- New Washer / Dryer in garage apt - \$2,300
- Driveway Gate relocated to front of house. Gate equipment replaced. Gate itself replaced. (Yes driveway gate keypad works). - \$18,000
- Wrought iron gate and fence to pool area replaced and Driveway widened to enable use of 3rd garage - \$8,000

- **Home Automation:** New Gate opening motor system with Wi-Fi connection to operate via phone/myhome and other home automation systems. - \$3,300
- Generator connection added to house – can connect directly to generator or Ford F150 hybrid or electric to power entire house - \$3,600

Improvements in 2023

- All windows and patio doors replaced - \$55,000 – Lifetime warranty
- Entire house and garage apartment duct work professionally cleaned (after all the 2022 and 2023 construction and window replacements completed)

Improvements in 2024

- All exterior and interior repainted - \$32,000