

4027 Riley, Houston, TX 77005



House Overview

Bedrooms	4
Baths	3.5
House SF	4251 (per HCAD)
Lot Size SF	6000 (per HCAD)
Year Built	2001 (per HCAD)
Garage	Detached 2 car.

KEY FEATURES

Over 175k in updates and improvements by current owners

Brick exterior

Generous room dimensions throughout

High, vaulted ceilings

Hardwood flooring throughout first floor

Remodeled kitchen 2022

Remodeled powder room 2022

New roof 2024

New double pane windows 2019 *

Plantation shutters

AC replacement 2015 with coil replacements in 21, 22 and 23.

Tankless water heater

Private driveway with gate

Study

Heated Pool and hot tub, remodeled and upgraded in 2019.

500-year flood zone.

Zoned to West University Elementary (buyer to verify)

Walk (or a minute or two in the car) to Whole Foods, Colonial Park, Recreation Center, Slowpokes

Major Upgrades and Improvements

- 2024 – **Roof Replacement**
 - GAF Timberline HDZ Architectural Shingles with LayerLock Technology
 - GAF Synthetic Underlayment, GAF Ice Water Shield, GAF Cobra Ridge Vents
 - GAF “Seal-A-Ridge” Cap Shingles
 - All Warranties Transfer to New Homeowner
 - 8-year Installer “No Leak” Workmanship Warranty
 - Lifetime GAF Roofing System Plus Limited Warranty
 - 25-year GAF StainGuard Plus Algae Protection Warranty
 - 15-year GAF WindProven Wind Warranty
 -
- 2024 – **Counters Replacement**
 - Six Quartz Countertops in Upstairs Bathrooms and Laundry Room
- 2022 – **Kitchen Remodel**
 - Wolf Gas Cooktop, Wolf Retractable Downdraft, and Blower
 - Four 3cm Cambria Gladstone Luxury Series Quartz Counters
 - Shaw’s Apron Sink with Brizo Faucet and Disposal
 - Komorebi Mineral Ice Backsplash
 - Four Cristol Double Sconces
 - Hicks and Elara Pendants over Island and Breakfast Area
 - Shaker Cabinets with Designer Pulls, LED Undercounter Lighting
 - KitchenAid Microwave
- 2022 – **Powder Room Remodel**
 - Custom Vanity
 - 3cm Cambria Portrush Luxury Series Quartz Counter
 - Schumacher Octavia Sisal Luxury Wallpaper
 - Designer Floating Mirror
 - Bruckner Pendants
 - Tisbury Hardware

- **2019 – Pool Remodel**
 - Prism Matrix Plaster, Designer Waterfall, Premium Tile & Coping, Travertine Deck
 - Color LED Lights in Pool and Spa, Sta-Rite 333k BTU Heater, Polaris Vac-Sweep 280
 - Polaris Booster and Pentair Variable Speed Pumps
 - Pool depth 5 feet.
 - Pool dimensions 25 x 12 feet (including spa/hot tub)

- **2019 – Windows Replacement**
 - Jeld-Wen W-2500 Series Energy Efficient, Argon Filled Wood Windows
 - Double-paned, Insulated Low-E Annealed Glass
 - 23 windows replaced in total. * All except powder room and primary bathroom

- **2015 – AC Replacement**
 - Two Lennox Signature XC25 Variable Speed 26 SEER Units
 - One Lennox Signature XP25 Variable Speed 23.5 SEER Unit
 - Three Lennox iComfort Smart Thermostats
 - Coils replaced on All 3 Units in 2021, 2022 and 2023

General Improvements:

- **2024 Painted Upstairs**
 - Four Bedrooms, Bathrooms, Closets

- **2024 Sprinkler System Replacement**
 - Hunter ICC2 Controller

- **2022 Alarm System Upgraded**
 - AES Intellinet Wireless Radio Installed to Enable Direct Link Monitoring by West University Police Department (buyer to set up own service)

- **2021 – Painted Downstairs**
 - All Walls and Upstairs Hall

- **2020 Painted Outside**
 - Doors, Shutters, Dormers, Garage Door, Hardie Plank, Gutters, Spouts

- **2020 – Closet Upgrades**

- **2016 – Gate Opener Replacement**
 - Apollo Swing Gate Arm and Control

NON REALTY INCLUDED

Kitchen Refrigerator,

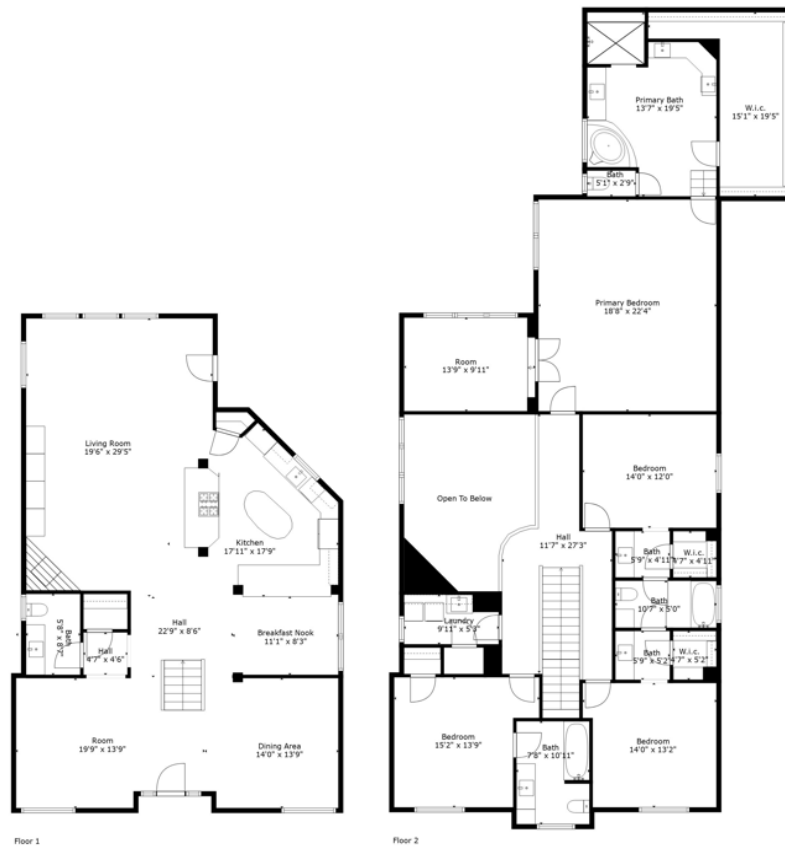
Possibly washer and dryer (they don't know if their new place will have a set)

EXCLUSIONS

Primary bedroom fan (seller loves this fan but has bought a replacement which will be installed)

TV Bracket in living room (including the "art" TV)

FLOORPLAN



This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.

Information provided per seller.

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