

Thank you for Showing our property!

For Questions, please contact owner/agent, Debra Smith 713-894-7728, [debrasmith@connor-davis.com](mailto:debrasmith@connor-davis.com).

This DR Horton Home is move in ready!

The community features a swimming pool, walking/bike path and park nearby. Plus, you'll love the easy access to the IAH airport, restaurants, shopping centers, and major freeways. Home is as Go and Show with courtesy call to Showing Smart required.

The cozy fireplace beckons you to unwind and relax on chilly evenings. The Xfinity Alarm system equipment comes with the house. The equipment is owned and is installed on windows, doors with interior motion detector and ring doorbell, no video recording function. Cameras can be purchased and added. The monthly monitoring service is currently with Xfinity.

- Wood Grain Tile in all areas except kitchen and bathrooms, high ceilings in Family and Formal Dining Rooms, Open Concept from Kitchen to Family room. Kitchen and Bathrooms have ceramic tile.
- Fresh Paint in Family room, Formal Dining Room, Kitchen, and entry hall. All other rooms were painted in 2021. Paint touch-ups in master bedroom recently done.
- The Master Bathroom has been remodeled with a double shower and new cabinets with granite tops, including a 17" toilet. The walk-in closet in Master bathroom has recently had paint touch-up done.
- The hall bathroom also has new cabinets and fixtures, including a 17" toilet. The tub needs to be updated.
- The kitchen has new paint, updated painted cabinets with new door and drawer pulls, new microwave, new faux granite tops.
- The garage has been partially converted to serve as a 4<sup>th</sup> bedroom with mirrored sliding closet doors or used as a flex room. It can be used as a bedroom, storage room, man cave, or other room according to your preference.
- There is a small extra room between the garage conversion and utility room that is currently used as additional pantry space and freezer room.
- These extra rooms increase the total living area to 1914sf.
- Beyond the converted/flex room is a short garage area for miscellaneous storage use. The garage door and tracks are still in place. The garage door opener, stored in the attic, functioned correctly at the time of removal. The opener and has been kept for converting room back to full-size garage. Attic access is in the converted/flex room.

The following are approximate dates for other upgrades, replacements, and improvements:

- Fence replaced in 2021, freshly stained in 2023,
- New HVAC installed in 2015, Fall Maintenance Tune-up completed March 2024. No problems found.
- New roof installed in 2018,
- Extra attic insulation with radiant barrier installed in 2012.
- There is an outdoor storage shed with an adjoining covered deck, excellent for BBQ and sitting outdoors.
- There is a firepit area and planter box area also.