



Boicewood Mutti Family

5017 Boicewood St. Houston TX 77016

VALUE-ADD SPECIFICATION SHEET



Property Summary - Duplex

BEDROOMS	4
BATHROOMS	2
KITCHEN	2
PARKING	6
# OF STORIES	1

Value Add

AS OF MARCH 2024

YEAR BUILT	1953
SQ FT LIVING	1,644 SQ FT
ACRES/LOT SIZE	9.300SQ FT
REMODEL TOTAL	\$65,391

Exterior Updates Include:

- ✓ New Roof
- ✓ Foundation Repair
- ✓ Tree Removal
- ✓ Exterior Siding Updated
- ✓ Exterior Paint
- ✓ Security System
- ✓ Wooden Stairs & Feaux Shutters



5017 BOICEWOOD ST. HOUSTON TX 77016

HOUSE UPDATES INCLUDE:

- ✓ Wood-Like Porcelain Tile Floors
- ✓ PEX Plumbing
- ✓ Upgraded Heating & Cooling
- ✓ Attic Access Installation
- ✓ Increased Insulation
- ✓ New Exterior Door & Door Frame
- ✓ New Interior Doors
- ✓ Electrical Circuits Updated
- ✓ Updated Cabinets
- ✓ New Appliances
- ✓ Garbage Disposal Installation
- ✓ P-TRAP Install
- ✓ New Lighting Fixtures
- ✓ New Ceiling Fan's
- ✓ New Toilet
- ✓ Updated Fire Safety

2021
Remodeled

9,300 SQ FT
Acres/Lot Size

844
Sq Ft Living Area

\$26,728
Unit Upgrade

Unit 2



5017 BOICEWOOD ST. HOUSTON TX 77016

HOUSE UPDATES INCLUDE:

- ✓ New Windows throughout
- ✓ Laminate Hardwood Floors
- ✓ Updated Bathroom, New Toilet, Vanity,
- ✓ New Plumbing with PEX
- ✓ P-Trap Insulation
- ✓ New Exterior Door & Door Frame
- ✓ New Sheetrock throughout walls & ceiling
- ✓ New Interior Doors
- ✓ New Lighting Fixture's & Ceiling Fans
- ✓ New Stairs
- ✓ New Appliances
- ✓ New Soft Close Cabinet's
- ✓ Granite Countertops throughout
- ✓ Upgraded Heating & Cooling
- ✓ Split Airflow from Unit 1
- ✓ New Exterior Door & Door Frame
- ✓ ADT Security System
- ✓ Increased Insulation
- ✓ Updated Fire Safety
- ✓ Garbage Disposal Installation

2021
Remodeled

9,300 SQFT
Acres/Lot Size

844
Sq Ft Living Area

\$44,663
Unit Upgrade

Thank You!

**WE HOPE YOU FIND THIS
INFORMATION SERVES YOU WELL.**

FRANKHIEDEN@YAHOO.COM

SIERRA@BLACKPORCH.COM

[HTTPS://PROHOUSEPHOTOS.GOFULLFRAME.COM/UT/5017_BOICEWOOD_ST.HTML](https://prohousephotos.gofullframe.com/ut/5017_boicewood_st.html)