

## **3421 WENTWORTH ST, HOUSTON TX 77004**

### **IMPROVEMENTS**

#### **EXTERIOR:**

- New architectural roof shingles 2023
- New gutters around the house 2023
- New Double Pane windows and back sliding door 2021
- New Cement Board siding and exterior fascia and trims 2023
- New exterior paint 2023
- New front porch porcelain tiles 2023
- New front door and hardware 2023
- New electrical wiring, panel and breakers 2021/2023
- HVAC system 2021, outdoor condenser 2023
- New back decks tiles, backyard grass and exterior lighting 2023
- New treated wood fence surrounding backyard 2023
- New PVC sewer lines 2021
- 6 exterior & 2 interior foundation piers w/ Allied Company with lifetime warranty
- New tankless water heater 2023

#### **INTERIOR:**

- New electrical wire all throughout the house and all new junction boxes 2021
- New electrical switches and outlets 2023
- New LED ceiling fans with remote controls 2023
- New R13 insulation in attic and in all exterior walls 2023
- New PEX plumbing 2021
- New LED recess lighting 2023
- All new ceiling and wall drywall 2021
- All new interior paint and texture 2021/2023
- All new luxury vinyl plank flooring throughout the home 2023
- All new door casing and all new baseboards 2023
- All new interior doors and hardware 2023
- New sliding modern wardrobe in main bedroom
- New Wifi smart programmable thermostat works with Alexa 2023
- New PEX plumbing washer and electrical dryer connections. 2021

## **KITCHEN (2023):**

- New solid premium shaker cabinets with soft closing system
- New lazy-Susan cabinets and pull-out spice racks
- New high-end handles and hardware
- New pantry pull out draws for easy access
- New pendant lights
- New stainless steel large kitchen sink and faucet
- New pull-out sprayer faucet
- New garbage disposal and new drain p-trap
- New exhaust range hood with carbon filters
- New gas line and gas range
- New stainless steel dishwasher
- New subway porcelain backsplash
- New 3mm quartz countertops with square edge finish

## **BATHROOMS 2023:**

- New premium wood vanities with soft closing system
- New ceramic sinks
- New quartz vanity countertops
- New faucets, knobs and handles
- New p-trap and drains
- New tub in 2<sup>nd</sup> bathroom
- New shower and porcelain tiles on primary bath
- New frameless shower door on primary bath
- New vanity mirrors
- New bathroom accessories
- New vanity light fixture
- New bathtubs and new porcelain tiles
- New rain shower heads and new shower valves
- New bathroom exhaust fan
- New elongated toilets with double flush function