

# *BUYER BENEFITS*

5762 Kiam St., HOUSTON, TX 77007

4-Story\* 5 BEDROOM \* 4.5 BATH \* 3,431 SQ.FT. \*2 CAR GARAGE

## TOP REASONS WHY WE BOUGHT THE HOME

- Location, Location, Location.
- Ease of access to most major highways, downtown, the heights, Memorial Park, and Uptown Park shopping areas.
- Floor plan offers multiple areas for entertaining and living.
- 4<sup>th</sup> floor terrace with downtown views.
- Home is full of windows and natural light.
- Multiple balconies including a roof top terrace with downtown views.
- Zoned to Memorial Elementary School.
- Gated community inside Cottage Grove.

## IMPROVEMENTS YOU MAY NOT NOTICE

- Interior
  - New paint throughout the house.
  - 1<sup>st</sup> floor bathroom remodeled.
  - Shiplap and barndoor added in 1<sup>st</sup> floor bedroom.
  - New ceiling light on 1<sup>st</sup> floor.
  - French doors added on 1<sup>st</sup> floor.
  - New marble flooring on 1<sup>st</sup> floor entryway.
  - Shiplap added in entryway of 1<sup>st</sup> floor, 2<sup>nd</sup> floor bathroom, in kitchen and family room on 2<sup>nd</sup> floor.
  - Upgraded subway tile backsplash in kitchen and fireplace.
  - Upgraded quartz countertops in kitchen.
  - Cabinets and fixtures have been updated in kitchen.
  - New dishwasher and refrigerator.
  - Updated kitchen pendant lighting.
  - New glass door for pantry.
  - New AC system.
  - Window casings added to windows on 2<sup>nd</sup> floor.
  - Updated door knobs throughout the house.
  - Ceiling fan added in primary, 2<sup>nd</sup> floor, 3<sup>rd</sup> floor bedroom and 4<sup>th</sup> floor bedroom.
  - Bathroom has updated faucets on 4<sup>th</sup> floor.
  - Computer nook with desk and bench added on 4<sup>th</sup> floor.
  - Built out a 5<sup>th</sup> bedroom on the 4<sup>th</sup> floor.
- Exterior
  - Stucco repaired in 2018
  - Raised garage to prevent water intrusion into garage.
  - Insulation underneath house.