

Nestled in the heart of West University, this single-family residence is centrally located to major freeways, top eateries, and top schools.

General

- Ultraloq smart locks
- Wyze security video cameras
- Nest smart thermostats
- Ring Doorbell Pro 2 & digital chime
- HVAC compressors were replaced (2019-2020)
- Energy Efficiency double paned windows
- Original double-paned windows that withstood all hurricanes.
- Solar panels system
- Radiant barrier on roof decking
- Awning tarps were replaced 2023
- Solid stucco with Tyvek moisture barrier on top of 2 layers of Pont paper at all exterior walls
- Multi-zone water irrigation system
- Repainted stucco in Sherwin Williams "Realist Beige" color (SW 6078) in 2021

Foundation

- Extra thick steel reinforced bell-bottom piers & slab w/ beams foundation on top of an extra thick & tall 2 feet layer of select- fill (A+ quality) soil pad
- Impasse termite blocker components at all plumbing pipes through the foundation

Foyer

- 20ft ceilings with large windows Granite fireplace
- Repainted to Sherwin Williams "Agreeable Gray" July 2023

Living Room

- 20ft ceilings with large windows Granite fireplace
- Freshly painted
- Built in speakers
- Repainted to Sherwin Williams "Agreeable Gray" July 2023

Kitchen

- Appliances were replaced 2021
- Breakfast Nook
- Granite countertops with seating
- Natural lighting
- Prep sink with water filter
- Maple built in custom cabinetry
- Bay windows with built in maple bench
- Direct access to Summer Kitchen and Breezeway
- Repainted to Sherwin Williams "Agreeable Gray" July 2023
- Built in speakers

4th Bedroom / Optional Study

- Built in desk
- Private access to full bath
- French doors
- Wood flooring sanded, stained, and resealed in 2023

Second Floor Living

- Overlooks first floor living
- Custom maple cabinetry and window treatments
- Cork flooring
- Access to balcony
- Built in drink fridge
- Built in speakers

Primary Bedroom

- Private access to balcony
- Private entrance
- Direct access to backyard
- Built in speakers

Primary Bathroom

- Dual sided fireplace
- Jetted soaking bathtub
- Dual shower head
- Custom maple closet system
- Floor to ceiling mirrored wall
- Built in speakers

Second Bedroom

- Private covered balcony
- Direct backyard oasis view
- Built-in maple wood desk
- Private access to 3rd bathroom

Third Bedroom

- Private access to 3rd bathroom
- Cork flooring

First Guest Bathroom

- Granite Stone Tile Floors
- Jetted soaking tub

Second Guest Bathroom

- Granite Stone Tile Floors
- Jetted soaking tub

Laundry / Utility Room

- Built in shelves for storage
- Stainless Steel Washer and Dryer

Summer Kitchen / Breezeway & Backyard

- Built in speakers
- Covered access to garage
- Brick-paved open courtyard
- Large and deep covered pond with fountain feature. (Could be converted to a hot tub or wading pool)