

2406 Cannons Hall - House Upgrades / Feature List

- All new windows in 2016-17, all vinyl high efficiency windows
 - All regular-sized windows are all double hung
 - All bay windows (sides) are upgraded to casement
 - The large windows are all upgraded to picture windows
 - Privacy glass in both bathrooms
 - Warranty (transferrable).
- New roof 2018. GAF Golden Pledge Warranty (transferrable).
- Radiant barrier
- Additional insulation in attic - 2018
- HVAC system and ductwork- 2021
- Oversized primary bedroom with vaulted/cathedral ceiling
- Primary bathroom remodel including extra-large shower (seamless glass) with custom tile-work porcelain (not ceramic), quartz shower bench, high-end shower system **Signature Hardware by Ferguson (design line)** and seamless glass; freestanding tub with high-end tub filler by **Signature Hardware**; quartz countertop, rectangle sinks and Moen Faucets- 2022. New toilet Kohler. Custom shiplap woodwork around tub & accents.
- Added beautiful built-in murphy bed and bookshelves that cover almost the full wall in the 2nd largest bedroom, which we currently use as an office - 2022.
- Water softener 2024
- Heated floors in secondary bathroom
- All bedrooms have walk-in closets
- Drop zone / mud room
- Oversized laundry room (with plenty of room for an extra full-sized fridge and a vertical freezer).
- Smart thermostat & Smart doorbell.
- Oversized lot, no back neighbors. Backed by greenbelt and creek.
- Back patio expanded & large concrete pad for entertainment in private backyard (no back neighbors - very large green space) added 2021. All new concrete stamped and stained.
- On beautiful cul de sac
- Other small items: Ecobee smart thermostat, smart doorbell, new water heater (2019-2020), small covered front porch, much of interior painted with Benjamin Moore 2019 - 2022, Moen kitchen faucet 2022, Moen faucet half bath 2024
- Community
 - Well established, sought out, reputable community
 - #1 Christmas neighborhood in Houston
 - Do you love Christmas? Well then you will love our neighborhood!
https://www.youtube.com/watch?v=H_g0wGdm0uY
 - Strong sense of community, and is known for residents that stay for a long time
 - Beautiful established tree-lined streets
 - Golf course community
 - Low HOA dues and tax rate
 - Easy access to 99
 - Within only a few blocks to park and elementary school