

2207 Ansbury Houston, Texas 77018

Additional Information (Provided by Seller)

Upgrade/Update List

- Pipes under the house replaced with PVC per previous owner
- Piers installed previously with lifetime transferable foundation warranty (Atlas Foundation and have a certificate we can pass along)
- New 30-year roof (February 2019)
- Replaced all picture windows in the living room (June 2019) includes lifetime warranty
- New window coverings throughout the house (April 2019) and plantation shutters installed on front window
- New interior paint (March 2019)
- New hot water heater (December 2021)
- Reverse osmosis purified water system installed under kitchen sink and includes line to refrigerator/ice maker (August 2020)
- New kitchen lighting (February 2020)
- New exterior paint (July 2022)

Love List/Talking Points

- Zoned to Oak Forest Elementary
- We like the office building behind the house, it is like we don't have any neighbors at nights or on the weekends
- Working fireplace with gas logs, there are only a few houses in Shephard Forest that have a fireplace
- All the windows in the living rooms let in tons of natural light
- Indoor laundry, a lot of houses in this area still have laundry in the garage
- Location – can quickly get to Galleria or Downtown. Abundance of restaurants on 34th and in the Heights
- The Shephard Forest Civic Club (voluntary \$25 annually) puts on an Easter egg hunt, pictures with Santa, and social events every other month for the neighborhood
- One block from the White Oak hike and bike trail which connects you to the Heights and all the way to downtown
- HEB, Kroger, and Whole Foods all minutes away
- Still have a garage and it is set up to easily be converted into an extra room with an AC return