

Listing Document

5206 Sagesquare St., Houston, TX 77056

All measurements are approximate. No representations or warranties either expressed or implied are made as to the accuracy of the information contained within this complete brochure or with respect to suitability, usability, feasibility, merchant ability, or any condition of any property contained herein.

Property Features

- No West Sun Exposure, energy efficient home (avg. electric bill for 2023 was \$84.86)
- A/C, Large unit 2021, small unit 2010
- 30 Yr. Roof, 2010
- Water Heater, 2007
- Front Door Refinished, 2023
- Fence pickets and gate replaced, 2016
- Sprinkler System (2 Zone) Drip in Back, 2016
- Both Dormers Refaced with Hardyboard, 2010
- SolarX Reflective Film on all East facing windows (2006)
- Replaced brick and flashing on House side of Chimney, 2017
- Alarm System, all windows and doors owned, upstairs windows presently shunted
- Never Flooded
- No power loss during 2021 Freeze
- Refreshed Landscaping after Freeze, 2021

Storage (Lots of Storage on all Three levels)

- Extra Large Elevator Ready Closets on First and Second Floors (with Shelves)
- 2 Large Walk in Closets in Master Bath
- Large Closet on Third Floor
- Storage Bench on Third Floor

Kitchen

- Updated backsplash
- Granite Countertops
- Gas Downdraft Cooktop
- Large Pantry
- Solid Hardwood floor throughout downstairs

Master Bedroom

- Large Bathroom with Two Sinks and a multitude of cabinets
- Jetted Jacuzzi Tub
- Walk in shower
- Two Large Closets off Master Bath, with built-ins

Garage

- Extra storage space in Garage

Note: Washer, Dryer and Fridge are available and subject to negotiation in offer