

25 West Oak Drive **Houston, TX, 77056**

## List of Upgrades

### 2017

- Roof-taken down to the studs, replaced plywood, mortar at chimneys repaired/replaced, flashing replaced
- Spray foam insulation
- Decking in attic replaced
- Engineered floors throughout entire home
- Interior paint
- Exterior paint
- Replaced 3 windows in 3rd floor staircase

### 2019

- Replaced all plants and landscaping

### 2020

- Replaced/Redecked patio stone

### 2021

- Pebble plaster application surface in gunite pool
- Generator installed

#### Kitchen:

- Microwave (also convection)-Kitchen Aid
- Oven-Kitchen Aid
- Stovetop-GE Profile
- Dishwasher-Kitchen AidDishwasher
- Kitchen sink
- Moen industrial strength disposal
- Delta 'touch' faucet
- Cabinetry repainted in kitchen

### 2022

- 2 Gas water heaters
- Instant hot water pumps for water heater with timers
- Every interior valve and hose upgraded on all sinks and toilets
- Flo by Moen Smart Water Monitor & Shut Off attached to house main water shut off (insurance discounts may be available based on your carrier)
- Computer program with automatic freeze switch installed on pool pump
- 1st floor air condition coil replaced-warranty until 7/11/2026
- Replaced Dining Chandelier

#### Primary Bath:

- Replaced soaking tub with 3 access panels
- Single Crema Marfil marble slab surrounding tub

### 2023

- Gutters replaced
- Liftmaster garage door opener replaced
- Lower level exterior of home painted
- Cedar fence



### Rosie Meyers

Sales Agent  
M: 713.826.4700  
O: 281.652.5588  
Rosie.Meyers@elliman.com



### Shannon Sullivan

Sales Agent  
M: 713.805.2562  
O: 281.652.5588  
Shannon.Sullivan@elliman.com