

HAPPEN HOUSTON

1522 ARLINGTON, 77008

All renovations performed by Harvard Homes & design collaborations with Jennifer Barron

MAIN HOUSE (1522)

- Roof 2022
- Flat Roof was replaced w. TPO 2023
- 3 *TRANE* HVAC UNITS *1 for each floor* 2022
- Tankless Water Heater *gas* 2024
- Electrical Panel 2022
- Fresh Water & Sewer Lines replaced 2022
- Full interior & exterior paint 2022-2024
- LED lights throughout 2022
- Garage Epoxy 2023
- Home Sound System : all first floor rooms & back porch have isolated volume control, 2022
- 2 INCH Closed cell spray foam installation on sub floor 2022 (*this prevents the “cold floors” during cooler weather & massively improves the home’s climate control*)

CASITA (1524)

- *The Guest house is often used as a short term rental & current income averages \$2,250.00/month*
- *It is on separate electrical & water meter but shares gas line with 1522 *main house**
- CMU Brick & Steel construction (early 1900's)
- Roof 2022
- Tankless Water Heater *gas* 2023
- HVAC *
- Partial plumbing lines replaced with PVC 2023, some Cast Iron remains.
- Electrical updates include 220V capable of charging electric vehicle.
- New Washer & Dryer included
- Fully furnished