

**Seller Upgrades and Features**  
**5835 Braesheather Dr., Houston, Texas 77096**

- Super-Efficient Lennox 21 Seer HVAC system with wireless thermostat and dehumidifying capabilities that keeps a nice cool house without high cost! Aug 2017
- Air Ducts Aug 2017
- Removed attic insulation, sanitized entire attic, and installed new insulation Nov 2022
- New Roof Dec 2022
- PEX Plumbing Nov 2022
- Electrical System Upgrade with new breaker panel, GFI breakers, inline surge protector, plugs and switches Jul 2017
- Whole house foundation repair with Atlas Foundation that includes lifetime transferrable warranty 2004.
- Whole house interior remodeled and painted. Dec 2022
- House made ADA compliant, disabled and wheelchair accessible, with no carpet flooring, new wider doors and hallways, lever door handles, appropriate height light switches/plugs, and grab bars in primary bathroom. Wheelchair access thru backdoor with concrete ramp. Dec 2022
- Luxury wood like vinyl plank flooring throughout home. Dec 2022
- Primary bathroom remodel with wide pocket door, frameless glass roll in tiled shower, bidet toilet with remote, wood like tile floor, granite countertop, custom cabinets, mirror, light fixture, recessed lighting, and grab bars for easy access. Dec 2022
- Primary bedroom is spacious and has walk in closet with shelves and recessed lighting. Dec 2022
- Secondary bathroom remodel with shower/tub combo, floor tile, mirror, light fixture, granite, comfort tub and spacious cabinets. Dec 2022
- Kitchen is open to den, breakfast room and formal dining room. There is a view to backyard thru den French doors. It has a large island/bar, stainless appliances including a Kitchen Aid dishwasher Nov 2022, recessed and counter lighting, and an abundance of cabinet and drawer storage. Good pantry too.
- Den is open to kitchen with wood burning fireplace and French doors to backyard.
- Family room, formerly home theater music room, is now used to view the beautiful trees, work a little bit, play games, and entertain friends.

- New air conditioning vents throughout home Nov 2022
- All sub-foundation cast iron plumbing was replaced with PVC piping and cleanout drains. Approx. 2004
- Both sewer lines replaced Dec 2022/Feb 2023
- Double pane low-e windows Approx 2010
- New Garage door opener 2024
- Professionally pruned oak trees 2022
- Big backyard is fenced with flowering crepe myrtles. French drain.
- Mail delivery through front door mail slot.
- Maplewood has two Olympic size pools, splash pad, and child's pool. Reduced membership for residents.
- One block to Brays Bayou hike and bike trail that goes for 19 miles.
- Minutes to Houston Hot Spots (NRG stadium, Minute Maid Park, Zoo, Museums, Willow Water Hole, downtown Houston, Medical Center, and many more.
- Zoned to Parker Elementary named #3 on HISD's top magnet schools 23-24 with River Oaks #1 and #2 TH Rogers.
- Multi-million-dollar improvements to Brays Bayou have been made by Harris County Flood Control to alleviate flood concerns. This home is in the section that is complete. Will help reduce flood insurance. See article in Documents.