

**437 SOUTHERN OAKS DRIVE**  
**LAKE JACKSON, TEXAS 77566**

In 1963, 437 Southern Oaks Drive was constructed for Edward John Denis Sr. (1915 – 2008), his wife, Eula Mae Nusom Denis (1922 – 2015), and their young son and daughter. Typical of the popular Mid-Century one-story, ranch-style, the 1,840 square feet home features large, steel awning-type windows, deep eaves, a low-slung, gabled roof, and a combination of horizontal, wide wood siding and red brick.

Mr. Denis spent his career with Dow Chemical Company in Freeport, Texas. Trained as a carpenter, he oversaw facilities maintenance at the Dow plant. Mrs. Denis was a certified Master Gardener and designed the home's multi-faceted perennial landscaping, including the patio with its fish pond, set among the 100+ year old live oak, water oak, and magnolia trees.

The home's lot of over a half-acre sits high above Oyster Creek that runs over 50 miles from Fort Bend County to the Gulf of Mexico's Intercoastal Waterway. As the parcel is elevated about 25 feet above the Creek and Lake Jackson has mitigation, the area did not flood, during Hurricane Harvey's record rains.

In the rear yard, the 200 square feet greenhouse was added in 1970. Built in 1975, the 168 square feet storage building was converted into a casita by the current owner in 2017. Though no longer present, a 200 square feet carport was added next to the garage in 1986. The carport can be reinstalled, as it is included along with the greenhouse and casita on the Brazoria County Assessor's property improvements for the home.

In 2015, the current owner became the second owner, when purchasing the house from Mrs. Denis's estate. The home is used part-time, as the owner splits time between Lake Jackson and other historic homes. As an architect, structural engineer, and a former Presidential Appointee, serving as a historic real estate and preservation expert, the owner curated the house and grounds for major maintenance and repairs plus 21<sup>st</sup> Century updates, while retaining the original features.

**Structural & Mechanical**

- steel awning-type windows with screens
- forced air heating – gas
- central air conditioning – electric
- 40-gallon hot water heater – gas (new 2022)
- Xfinity high-speed internet for Wi-Fi, calling, & TV with boosters for house, patio, & casita (new 2019)
- cable TV wiring
- circuit breaker box (200-amp service)

**Grounds** = 0.5079 acres (22,122 sq. ft)

- Oyster Creek (bayou) frontage
- front concrete porch with cedar wood pergola (new 2016)
- cedar wood deck with fire pit between casita & greenhouse (new 2017)
- concrete patio (15 ft. x 23 ft.) with fishpond - off family room and workshop

- fenced yard
- cedar wood architectural panels
- motion-activated exterior spotlights at garage & patio
- mature trees & shrubs
- perennial flower & planting beds

Main House = 1,840 square feet  
(dimensions are rounded & approximate)

Entry (4 ft. x 6 ft.)

- Levolor blinds - 2-inch PVC window (new 2016) & 1-inch metal door (new 2019)
- curated 1950s window draperies
- carpet (new 2021)

Original features

- wall paneling
- globe ceiling light

Living Room (11 ft. x 16 ft.)

- Levolor 2-inch PVC window blinds (new 2016)
- curated 1950s window drapery panels
- curated 1950s pull-down pendant light with rheostat control (new 2016)
- wood laminate plank flooring (new 2019)

Original features

- wood drapery rod with wood rings

Dining Room (12 ft. x 13 ft.)

- curated metal bubble design pendant lights with rheostat control (new 2016)
- wood laminate plank flooring (new 2019)
- breakfast bar/coffee station (new 2022)

Original features

- wood bookshelves
- wall paneling
- mural of Mount Shasta, California

Kitchen (9 ft. x 13 ft.)

- Frigidaire appliances in black – 5-burner gas stove with griddle & self-cleaning, convection oven (new 2023), dishwasher with stainless-steel liner (new 2019), side-by-side refrigerator & freezer with ice maker & in-the-door ice & chilled water dispenser (new 2019), & Kenmore in black - microwave oven (new 2015)
- rheostat control for ceiling light (new 2016)
- curated metal bubble design pendant light over sink (new 2016)
- under cabinet puck lights (new 2020)
- stainless steel gooseneck sink faucet with retractable sprayer (new 2018)

- wood laminate plank flooring (new 2019)

Original features

- wood cabinets with chrome hardware
- Formica laminate countertops & backsplashes
- wall paneling
- 3-globe ceiling light

Family Room (18 ft. x 21 ft.)

- rheostat controls for ceiling lights (new 2020)
- wood laminate plank flooring (new 2019)
- adjustable ceiling fan with light
- curated Moe Lighting 1950s pull-down flying saucer ceiling light
- curated Moe Lighting 1960s Fiesta hanging ceiling light
- beverage refrigerator (new 2015)

Original features

- brick, wood burning fireplace with brick raised hearth, wood mantle & fire screen
- Formica laminate countertop, bar cabinets with chrome hardware, and shelving unit with glass shelves
- wall paneling
- sliding glass door to patio

Primary Bedroom (11 ft. x 15 ft.)

- adjustable ceiling fan with light (new 2015)
- drapery panels behind bed (new 2022)
- Levolor 2-inch PVC window blinds (new 2021)

Original features

- 9 in. x 9 in. tile flooring
- mirrored closet doors for large closet
- wood drapery rods with wood rings
- beige linen-like draperies with black-out lining

Half-Bath off Primary Bedroom (4 ft. x 5 ft.)

- curated curtains with valance
- curated Moe Lighting 1950s brass pendant light

Original features

- 9 in. x 9 in. tile flooring
- wall mirror
- matching wood wall cabinet, magazine rack, towel rod, & toilet paper holder

Second (corner) Bedroom (10 ft. x 11 ft.)

- curated Moe Lighting 1950s flower design ceiling light

Original features

- walk-in closet

- 9 in. x 9 in. tile flooring
- off-white pinch-pleated draperies with light reduction lining
- blue pinch-pleated draperies

Third Bedroom (11 ft. x 11 ft.)

- curated Moe Lighting sailboat 1950s ceiling light

Original features

- walk-in closet
- wall paneling
- 9 in. x 9 in. tile flooring
- wood drapery rods with wood rings
- beige linen-like draperies with black-out lining

Main Bath (7 ft. x 13ft.)

- curated Moe Lighting 1950s brass pendant lights
- under cabinet puck lifts (new 2020)
- faucet for oval lavatory (new 2023)
- shower head (new 2021) for combination tub/shower

Original features

- Formica laminate countertop and cabinets with chrome hardware
- built-in linen cabinet
- 9 in. x 9 in. tile flooring
- wall paneling

Workshop (16 ft. x 18 ft.)

- chrome faucet with sprayer (new 2018)

Note - air conditioning duct from existing system is available at \$750 estimated cost

Original features

- Formica laminate countertop
- wood cabinets with chrome hardware
- stainless steel work sink
- work bench
- fluorescent ceiling lights

Oversized One Car Garage (12 ft. x 23 ft.)

- overhead garage door opener with push-button control (new 2019)

Note – A carport next to the garage can be reinstalled, as the previous one remains on the Brazoria County Assessor’s property improvements.

Original features

- dryer gas hook-up
- washer electric hook-up
- storage cabinet with chrome hardware
- fluorescent ceiling light

### Out-Buildings

#### Casita (11 ft. x 15 ft.)

(converted from storage building to casita for family recreational use in 2017)

- level loop carpet (new 2019)
- curated 1960s bullet design spotlights (new 2017)
- windows with screens and solid glass plate windows (new 2017)
- metal roof (new 2017)
- wiring (new 2017)
- high-speed internet booster for Wi-Fi, calling, & TV (new 2019)
- wall heater – electric (new 2019)
- wall air conditioner – electric (new 2017)

Note – water/sewer is available via connection to existing system

#### Original features

- wood plank counter

#### Greenhouse (12 ft. x 16 ft.)

- hanging decorative light (new 2017)
- hanging grow lights (new 2017)

#### Original features

- steel awning-type windows with screens
- work bench

### Brazoria County Property Assessor Information

Account # 2508784 & Geo ID # 7705-0030-000

Legal Description - Southern Oaks (Lake Jackson), Block 1, Lot 33

- 2023 Assessed Value = \$251,710
- 2023 Value with Homestead (HS) & Over 65 Homestead (O65) Exemptions = \$213,081
  
- 2022 Assessed Value = \$209,180 = Property Taxes = \$4,587
- 2022 Value with Homestead (HS) & Over 65 Homestead (O65) Exemptions = \$193,710 = Property Taxes - \$1,918

Insurance – 8/1/23-7/31/24 coverage for property liability = \$1,866 & wind = \$1,834

(house & Lake Jackson are in X-zone, so no flood insurance is required)

### Mechanical Contractors Used

- electric – Beeson Electric – Lake Jackson
- plumbing – Lucyx Plumbing - Clute
- HVAC – Davis Air Conditioning & Heating - Angleton