

11135 Cedarhurst Dr, Houston, Texas, 77096

- 3 BRs, 2.5BA
- Flex room with cedar closet and ½ BA can be used as office or 4th BR
- 2479 sq ft
- Lot: 10,680 sq ft
- Never flooded

INTERIOR

- All bedrooms, baths and flex room painted (2024)
- Thermador 5 burner gas cooktop (2021)
- Bosch dishwasher (2020)
- Wood-look ceramic floor tile (2018 and 2024 in flex room)
- Kitchen remodel – granite countertops and island, tile backsplash, copper farm sink, pull-out spice rack, pantry with pull-out shelving, undercabinet lighting and electrical plugs (2010)
- Electrolux ICON oven (2010)
- Panasonic microwave
- Guest bath remodeled with granite countertops/tile, natural stone, 4'x4' dual shower heads (2007)
- Primary bedroom remodel with ensuite - granite countertop, jetted tub, 4'x3' shower with dual shower heads (2003)
- MBR has California Closet interior
- BR 2 & 3 have Closet Factory interior
- LR (fireplace room) 16'x16'
- Den 20'x20'
- Fireplace, gas logs
- ADT security system with external siren (we cancelled service but all is hooked up)
- Recessed lighting throughout
- Low e windows throughout
- In-floor safe in primary BR closet
- Window treatments included
- Ceiling speakers in LR and BRs

EXTERIOR

- Exterior painted (2021)
- New TREX deck 18'x20" (2021) with pergola overhead, ceiling fan and curtains
- Foundation – Dawson bell-bottom piers; transferable warranty (2020 and 2024)
- Sewer lines replaced (2020)
- New 8' fence 90 linear feet (2019)

- New roof (2019)
- New gutters (2019)
- Gutter guards (2022)
- New soffits (2019)
- Mature landscaping
- 8 zone irrigation system with rain sensor
- 4 landscape lighting transformers (wiring and lights would need to be connected)
- Solar shades on den windows, patio and primary BR doors
- Ring doorbell at front door
- Ring doorbell at garage side gate
- Patio outdoor speakers
- Tuff utility shed 8'x14'
- French drains
- Solar attic fan
- Southwest Exterminating termite preventive treatment (2022). No signs of termites. Done as preventative only.
- Blue Fountain
- Wall fountain near Trex deck

POOL 20,000 GALLONS 32'x18' WITH PRESSURE SIDE POLARIS 280 CLEANER AND SPA

- New Heater - Mastertemp 250 BTU (2022)
- New Polaris pump (2023)
- Hayward Filter valve (2024)
- Flagstone around pool and new flagstone 16'x18' patio (2020)
- New filter pump (2020)
- New Diamond Brite quartz pool resurfacing (2017)