

## Noteable Highlights:

- **2022 House Addition added:**
  - Added nearly 600 SF to the house including: playroom, primary bedroom, primary bathroom, primary closet & large covered deck.
  - Addition architecture/design was through Creole design.
  - Playroom designed for there to be room to put a staircase in for future; phase 2 second story addition. Foundation was also laid as if there would eventually be a second story. Phase 2 (upstairs) had plans for 2 additional bedrooms, a bathroom & laundry room.
- **The Kitchen:**
  - Re-tiled kitchen floor.
  - Recently repainted kitchen cabinets, pantry & island.
  - New vent hood.
  - New kitchen faucet & hardware.
- **Secondary the Bedrooms:**
  - Made hallway to enter in 1st secondary bedroom (so it does not open to the living room).
  - New french doors on 2nd secondary bedroom.
  - Recently refinished and restained original wood floors.
- **Living/Dining Room:**
  - Knocked down walls between living room and dining room to have more of an open concept space.
  - Recently refinished and restained original wood floors.
- **Primary Bedroom/Bath:**
  - Oversized Primary bedroom with ample natural light.
  - Oversized primary bathroom with walk-in shower, vessel tub, dual sinks & built-in storage ( you don't often get this size primary bathroom with a bungalow).
  - Oversized walk-in closet ( you don't often get this size walk-in closet with a bungalow).
  - Recessed canned lighting

# 3016 HOUSTON AVE. HOUSTON, TX 77009

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- **Exterior:**
  - Freshly repainted exterior and porch.
  - Porch swing added.
  - Installed electric driveway gate (\$1,000+).
  - Pet turfed the backyard- easy maintence!
  - New fence in the front & back yard.
  - Repaired & replaced boards on front porch.
  - External generator hook-up.
- **Mechanics of the home:**
  - 2018 Roof.
  - 2022 HVAC.
  - 2022 Hot water heater.
- **Walking distance to:**
  - Woodland Park
  - Travis Elementary
  - White Oak music hall
  - Many resturants, shops and your new favorite coffee shop, Uncle Beans!
- **Zoned to an excellent elementary, Travis elementary.**

FOR ALL OTHER QUESTIONS PLEASE REACH OUT TO  
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