

**2208 Hoskins, Houston, TX**

**List of Updates/Amenities**

**Main Home/Office:**

**Totally renovated 3 Bedroom/2 Bath converted for office use. Home conversion designed for easy re-conversion for residential use.**

**Kitchen:**

- New wood and glass-front soft-close cabinets
- In-cabinet and under-cabinet lighting
- Custom marble basketweave tile backsplash
- Marble countertops
- New lighting, including wall sconces
- Porcelain plank flooring
- New appliances
  - KitchenAid 5 burner gas stove
  - Refrigerator with ice maker
  - Dishwasher
  - Counter Microwave

**Bathrooms:**

- Porcelain and marble flooring
- Marble vanity tops
- Custom tile backsplash
- Large shower in Primary Bedroom/Main Office
- New fixtures and lighting
  
- Porcelain plank flooring throughout
  
- Dedicated electrical outlets and computer cabling throughout
  
- New interior doors and French doors throughout
  
- Ring Doorbell system
  
- New energy efficient windows
  
- Remote controlled window shades
  
- Washer/dryer connections
  
- New gas AC Unit
  
- New gas, tankless water heater
  
- New Hik security and video camera system
  
- ADT Security System panels and sensors throughout

- Large front patio area with wrought iron rails and ramp
- Large back patio area with iron rails and ramp
- Plumbing underneath home has wrapped pipes with additional floor insulation
- Enclosed crawl space with doors for entry/access underneath home
- Generac gas generator
- New gutter system
- Washer/Dryer connections
- New lighted ceiling fans with speed and dimmer switches
- New insulation added in walls and blown in attic

**Back Office or Guest House:**

- Large Office or Guest House featuring beautiful tongue/groove wood ceilings with custom wood beam
- Two bathrooms with custom tile, marble floors and marble vanity top
- Large storage closet with custom Walnut barn doors
- Porcelain tile floors throughout
- Dedicated electrical outlets and computer cabling throughout
- All new Hik Security System video camera systems throughout
- ADT security system panels and sensors throughout
- New energy efficient windows with remote controlled shades
- Generac gas generator
- Underground fiberoptic connections to main house for internet
- Tankless water heater
- Washer/Dryer connections
- New rotating wall fans
- All new AC unit in AC closet and outside unit
- New wiring and electrical panels
- Exterior Austin Stone accents

- New gutters

**Exterior:**

- Extended covered front patio/porch with travertine stairs
- Paver stone walkway between Main House/Office and Guest House/Office
- Stained wood and decorative metal privacy fence surrounding property with two private, remote or online app controlled electric security gates; large gate has Mag system which cannot be pushed open
- Large, open grassy area/yard
- Wireless, App controlled Rainbird Sprinkler System for front and back yards
- Buried AT&T fiber optic internet connections to Main House/Office
- Buried electrical wiring from street to house
- Keyed Mailbox on street
- Front stone walkway to locking iron entry gate
- Fabricated storage shed
- Generous parking area -- cemented front parking area; dark gray gravel parking area at Office/Guest House
- French drains and dry well water drainage to collect and discharge storm water from gutters
- Water filtration system
- Custom, insulated boxes covering water filtration system, sprinkler system, and water faucets for pipe protection
- Beautiful mature trees and landscaping