

# 16023 Stewarts Grove

Seller has a home warranty by American Home Shield in place through July 2024 that will be transferrable to the buyer.

## Upgrades:

- Painted kitchen cabinets 2018
- Bamboo floors 2018
- Painted family room, kitchen, breakfast nook 2018
- Painted fireplace 2018
- Updated kitchen lighting 2019
- Updated breakfast nook and dining room light fixtures 2019
- Custom fireplace mantle 2019
- Privacy fence built to hide pool equipment 2019
- Custom built pool house, outdoor kitchen, and outdoor private shower with on-demand hot water heater \$60,000 2019
- 1 AC unit replaced in 2020, and 1 AC unit and furnace replaced 2021, unsure of the age of other 2 units
- 4" plantation shutters throughout the home 2022
- Updated fence one side of property 2023
- House is wired for a generator (there is no generator in place)
- New light fixtures all 4 bathrooms upstairs 2023
- Installed gutters around house

## Pool Equipment:

- Age of main pump and filter unknown
- Filter screens replaced in 2022/2023
- Booster pump replaced July 2023
- Heater replaced January 2021

## Neighborhood features:

- Included in PUD fee is dedicated patrols by Precinct 4 Constable. All entrances to neighborhood are protected with Flock safety cameras.
- Approximately 20 minute drive to George Bush Intercontinental Airport.
- Approximately 10 minutes to major shopping, Vintage Park, and medical facilities.