



# 12410 Logan Mill Home Key Features

Address: 12410 Logan Mill Dr., Houston Texas 77070

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<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2.5
<b>Total square footage</b>	2450
<b>Office/den/bonus room</b>	Large Game Room
<b>Garage</b>	2 Car Garage with extended workspace/Rear Garage door for access to back. Newly Installed front insulated garage door. New Springs in rear garage door
<b>Driveway</b>	Extra large parking space/8-inch-thick concrete/ \$7000.00 paid
<b>Drainage</b>	Improved Drainage installed around patio through back and side yard. \$7,000.00 paid
<b>Hardi Plank Siding</b>	\$6000 paid
<b>Roof</b>	GAF/ELK 30-year roof installed in 2008 / \$5,600.00 paid
<b>Sprinkler system</b>	Automatic Sprinklers Installed in 1989. Updated valves 2018
<b>Windows</b>	Power energy efficient windows installed on all 54 units/\$62,532.77 and this has a lifetime transferable warranty.
<b>Flooring</b>	Engineered Wood Floors installed throughout the house 2016/ \$23,724.00 paid
<b>Recently Painted</b>	Outside, Garage, Shed, and Inside several areas/ \$12,800.00
<b>Pipes</b>	Entire house re-piped in 2021 with Pex/\$13,060.00
<b>Master Bath Remodel</b>	Beautiful Mexican walk-in shower/ Walk-in closet with three levels for hanging/2018/\$25,800.00
<b>Kitchen</b>	Remodeled 2007/Updated appliances/ ~ \$15,000.00
<b>Fireplace</b>	Has a gas log feature installed
<b>Upstairs Bath Remodel</b>	Remodeled 2007/Includes Maple cabinets, TV, Jacuzzi tub, Glass enclosure/ \$16,000.00
<b>A/C – 2<sup>nd</sup> Floor</b>	New A/C and New Filtration system installed/April 2024 New/ \$13,240.00
<b>A/C UV Light</b>	Installed November 2021/\$1356.00
<b>A/C Surge Protector/UV Light</b>	Installed 2023/ \$2,784.00
<b>Furnace</b>	Replaced 2016
<b>Hot Water Heater</b>	Replaced 2016
<b>A/C Air Blower</b>	Replaced 2020 / \$1,250.00