

# 4730 Post Oak Timber Drive #52

## Post Oak Landing Townhomes

***\$515,000.00***

### **LIVING ROOM (19 X 16)**

- ◆ Two-story cathedral ceiling
- ◆ Recessed lighting
- ◆ Wood burning fireplace with quartz stone surround
- ◆ Sliding glass door to enclosed patio
- ◆ Two-story window with shutters
- ◆ Flat screen TV (excluded)
- ◆ Bar with Kalamera wine cooler (included)
- ◆ Large under stair storage closet
- ◆ Red oak wood floor

### **DINING ROOM (14 X 10)**

- ◆ Decorative light fixture
- ◆ Wall of windows views enclosed patio
- ◆ Red oak wood floor

### **KITCHEN (16 X 8)**

- ◆ Recessed lighting
- ◆ Gray cabinets with black pulls
- ◆ Quartz countertops with tile backsplash
- ◆ Oversized stainless steel sink
- ◆ Window over sink for natural light
- ◆ Whirlpool stainless 3-door refrigerator/freezer (excluded)
- ◆ Whirlpool 4-burner electric glass top stove
- ◆ Whirlpool electric oven
- ◆ Whirlpool dishwasher
- ◆ Whirlpool microwave
- ◆ Walk-in pantry
- ◆ Utility closet with Whirlpool stackable washer and dryer (included)
- ◆ Italian porcelain floor

### **FULL BATH 1ST FLOOR**

- ◆ Beveled glass framed mirror
- ◆ Walk-in shower with Italian porcelain tile surround
- ◆ Rain shower head
- ◆ Porcelain sink and marble countertop
- ◆ Italian porcelain floor

### **OFFICE (10 X 10)**

- ◆ Windows view front of home
- ◆ Ceiling fan with light
- ◆ Recessed lighting
- ◆ Red oak wood floor

### **2ND FLOOR LANDING**

- ◆ Recessed lighting
- ◆ Large windows
- ◆ Area for desk/work station or play room
- ◆ Red oak wood floor

### **PRIMARY BEDROOM (21 X 12)**

- ◆ Ceiling fan with light and remote control
- ◆ Windows—some with remote shades
- ◆ Sliding glass door to private balcony
- ◆ Red oak wood floor

### **PRIMARY BATH**

- ◆ Recessed lighting
- ◆ Decorative light fixture
- ◆ Double sink
- ◆ Quartz countertops
- ◆ Large Roman soaking tub with shower and Italian porcelain surround
- ◆ Walk-in closet with built-in shelves
- ◆ Italian porcelain floor

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### **BEDROOM (15 X 11)**

- ◆ Cathedral ceiling
- ◆ Ceiling fan with light
- ◆ 2 large windows
- ◆ Glass sliding door to private balcony
- ◆ Open closet/wardrobe
- ◆ Red oak wood floor

### **BEDROOM (15 X 14)**

- ◆ Cathedral ceiling
- ◆ Ceiling fan with light
- ◆ Glass sliding door to private balcony
- ◆ Walk-in closet
- ◆ Red oak wood floor

### **2ND FLOOR BATH**

- ◆ Porcelain sink with quartz countertop
- ◆ Extensive linen storage with panel doors
- ◆ Cast iron tub/shower combination
- ◆ Floor to ceiling marble surround with decorative inserts
- ◆ Marble floor

### **EXCLUDED ITEMS**

- ◆ Flat screen TVs mounted in the living room and office
- ◆ 2 Nanit baby monitors in the kids' bedrooms upstairs
- ◆ 11 Blink indoor security cameras

### **PROPERTY PROFILE**

|                  |                          |
|------------------|--------------------------|
| Year Built:      | 1981 Appraisal District  |
| Square Feet:     | 2,238 Appraisal District |
| Lot Square Feet: | 2,143 Appraisal District |
| Taxes 2024:      | \$8,040 w/o exemptions   |
| Maintenance Fee: | \$1,800. annually        |

### **SCHOOL DISTRICT**

Briargrove Elementary School  
Tanglewood Middle School  
Wisdom High School

## PROPERTY FEATURES, UPGRADES AND REMODEL DETAILS

### **4730 Post Oak Timber #52**

- ♦ **Complete remodel**—a luxurious remodel completed in 2017/2018, with an investment of approximately \$200,000.
- ♦ **James Hardie siding**—all wood siding replaced with durable and stylish siding in 2016
- ♦ **Rain gutters**—front rain gutters replaced in 2019 for optimal water management
- ♦ **Roof**—New roof installed in 2019
- ♦ **Hurricane rated windows and doors**—includes lifetime warranty
- ♦ **Trane Condensers and Air Handler**—under transferrable warranty through 2027
- ♦ **Privacy fence**—back privacy wood fence built using weather-treated wood and stained for extra durability
- ♦ **Hospital grade air filtration**—following COVID 19, both air handlers were upgraded to support hospital-grade air filters. These filters effectively remove viruses, bacteria, and odors before distributing the air through the supply ducts
- ♦ **New ductwork**—all new ductwork installed both downstairs and upstairs
- ♦ **Return Vents and Air Zones**—effective return vents in each bedroom designed to pull hot air, cool it, and push it back through the supply. Custom temperature control in every bedroom
- ♦ **Primary bedroom comfort**—remote control ceiling fan and blinds for ultimate comfort
- ♦ **Italian porcelain**—premium Italian porcelain tiles in the kitchen and all bathrooms
- ♦ **Fireplace**—stunning quartz stone installation. **Fireplace maintenance**—cleaned and inspected in March 2023 (inspection report available upon request)

## PROPERTY FEATURES, UPGRADES AND REMODEL DETAILS

### **4730 Post Oak Timber #52**

- ♦ **Shades and shutter**—blackout blinds in most rooms and a wooden shutter in living room to shield against the intense summer sun
- ♦ **Power flush toilets**—all toilets equipped with advanced Power Flush Pressure Assist Technology
- ♦ **Microwave**—exhaust fan is vented to the exterior
- ♦ **Moen fixtures**—High quality plumbing fixtures in the kitchen and all bathrooms
- ♦ **Concealed TV wires**—neatly concealed TV wires in living room and office for a clean look
- ♦ **Security System**—cutting edge security system that operates independently of Wi-Fi or a phone line
- ♦ **Modified circuit breaker**—to support a generator in case of power outages
- ♦ **Smart home**—Wi-Fi smart switches have been installed throughout the house, enabling advanced scheduling and remote control via an app or voice commands through Amazon Alexa
- ♦ **Smart doorbell**—equipped with Wi-Fi connectivity and a camera, accessible via a mobile app
- ♦ **Outdoor Security Cameras**—4 Weatherproof Arlo security cameras, base station included
- ♦ **Direct Access to Omni Hotel**—Each resident receives a key for convenient access to the gate connecting Post Oak Landing and the Omni Hotel. For information on pool and gym memberships, please contact the Omni Hotel Spa.