



1819 PORTSMOUTH ST, HOUSTON, TX 77098

PROPERTY UPDATES:

Interior:

- 697 sqft addition, converting attic space into livable square footage, creating a stunning 2nd-floor extension.
- Newly designed walk-in attic space, built to plan specifications.
- Custom Red Oak stair treads and risers, beautifully stained and sealed.
- Elegant modern metal railings, adding style and function.
- Raised vaulted ceiling in the living room for an open, airy feel.
- Open-to-below ceiling in the dining room for added architectural interest.
- Enhanced insulation in exterior walls and attic spaces per updated plans.
- Completely new interior sheetrock, creating a polished, fresh look.
- Upgraded 6-inch baseboards and 4-inch door trims throughout.
- Sophisticated decorative archways and custom arches for added charm.
- Brand-new Cape Cod White Oak engineered hardwood flooring throughout.
- State-of-the-art Trane 5-ton HVAC system with all-new vents and ductwork.
- New energy-efficient gas water heater installed.
- Comprehensive electrical system overhaul, including new wiring, panel box, and recessed lighting.

Interior Continued:

- Modernized plumbing with PEX/PVC water lines and drains, plus all-new fixtures.
- Fully remodeled bathrooms and kitchen with contemporary finishes.
- Expansive primary walk-in closet with custom-built shelving for organization.
- All-new interior doors installed.
- Custom cabinetry in the kitchen and bathrooms with exceptional craftsmanship.
- Sleek quartz countertops and designer porcelain tile in the kitchen and baths.
- Unique custom accent walls in the living room, library, wine wall, primary bedroom, guest bath, and primary closet.
- Built-in counter-height bench integrated into the breakfast nook and island.
- Premium stainless steel appliances, including a 36-inch 6-burner range, built-in microwave, dishwasher, custom vent hood, and motion-activated faucet.
- Fresh interior paint throughout the entire home.
- Refinished gas fireplace and chimney for a cozy centerpiece.
- Vintage-inspired crystal glass door hardware added throughout for a timeless touch.
- Flooring upgraded with 2x12 joists and new plywood decking for enhanced durability.
- Structural beams upgraded to meet modern design and safety standards.

Exterior:

- New 30-year asphalt roof installed on both the main house and garage, along with all-new plywood decking.
- Durable Hardie cement siding and trims added to the rear of the home.
- Upgraded exterior cornice and trims for a polished finish.
- High-efficiency black and white double-pane vinyl windows installed throughout.
- 10-foot privacy fence, beautifully stained and sealed for a polished outdoor space.
- Front porch and 2nd-floor balcony enhanced with tile flooring and tongue-and-groove wood ceiling treatments.
- All-new exterior patio doors installed.
- Grand front entry door crafted from solid Red Mahogany wood and professionally sealed.
- Fresh exterior paint applied to brick and siding for a like-new look.
- Rain gutters updated or installed where necessary for improved drainage.
- Backyard decks fully renovated, stained, and sealed for longevity.
- New sod and professional landscaping revitalizing the front and backyards.
- Completely updated swimming pool with new pumps, replastered finish, decorative tiles, travertine accents, and modern lighting.
- Elegant stamped concrete added around the pool for a sophisticated outdoor aesthetic.

Exterior Continued:

- Expanded driveway with new poured concrete, accommodating up to six cars.
- Stylish iron driveway gate for security and convenience.
- Sprinkler systems installed in both front and backyards for easy maintenance.

Garage Updates:

- One-car garage fully finished with new sheetrock and a fresh coat of paint.
- Multi-functional bar and pool room with added loft storage above.
- Full bathroom in the garage completely remodeled with modern finishes.
- Hardie cement siding and trims installed for a durable exterior.
- Concrete garage flooring refinished with a grey epoxy shield for a sleek appearance.
- New garage door with remote opener for added convenience.
- Updated interior and exterior lighting for a polished and functional space.