

Upgrades since May 2021:

- New ceiling fans throughout house
- Enclosed storage space under main stairs
- Drainage catch-basins installed around the house perimeter; pumps empty out to alley
- 2" closed-cell insulation sprayed across the entire bottom of the home
- Extra vent and access to crawlspace added on west side
- Replaced 1st floor furnace and 1st floor A/C (4 ton, 16 SEER condenser)
- Ecobee premium thermostats in main house, with connected doorbell camera, door security sensors, and cameras throughout the house and garage
- New patio back door from Renewal by Andersen (low E4, energy efficient, warranted)
- New lighting ballasts in master bedroom closets
- City replacement of gas lines throughout neighborhood in 2022-2023
- House re-leveled around perimeter, with new support beam and pilings under front entry
- Interior walls professionally patched and repainted throughout; fully repainted front office
- New screen doors on back patio
- Reshingled roof over the walkway alongside garage
- Stained side deck and fence with 6 year protection
- Full garage renovation in 2024: sheetrock installation on walls, painting, ceiling lights, new garage door opener, epoxy floor coating, Slatwall storage system
- Dual EV charging system, charging cars on both exterior parking pad and inside garage
- Apartment renovation in 2025: new flooring, recessed lighting, kitchen sink, bathroom (sink, shower, toilet, fixtures), painting, carpeting on stairs

Upgrades since November 2018 (per previous owners)

- Complete kitchen renovation
- Renovation of two full bathrooms and powder room
- New paint throughout entire home
- All hardwood floors refinished
- Updated fixtures throughout home including light fixtures and ceiling fans
- Replaced recessed lighting fixtures throughout home
- New side deck and rock
- New landscaping around entire home including updating of sprinkler system
- Installed split air conditioning unit in the garage apartment
- New siding on garage and garage apartment
- New window coverings throughout

Upgrades 2016-2018 (per previous owners)

- Replaced roof
- All new HVAC
- Foundation leveling
- Updated electrical
- New sewer line
- Exterior paint

Dear New Homeowner,

You've found a very special home in the Cherryhurst neighborhood in Montrose. We purchased this home from friends who poured their hearts into major renovations for its interior, and their effort shows! We fell in love instantly with the warm spaces, flooded with light, bringing the exterior into the home. The front azalea bushes bloom every March, and the two myrtle trees bloom from May onward. The exterior is active with butterflies, doves, and blue jays. The back patio has been a perfect place to work and host time with friends, and the open kitchen can easily entertain small and large groups. We host a pumpkin carving party on our large front porch every year for our students and friends!

We did our best to continue and extend the last owners' efforts, with significant upgrades to the home infrastructure and especially to the garage and its upstairs apartment. The apartment was rented by a single renter for >10 years until 2023. With our recent updates and refresh, it would be perfect to rent again for a local student, or to keep as your own additional space! Updates to the garage provide efficient storage for tools and lawncare, and can still easily allow for parking.

We have been careful to take care of the home as best we can, with annual maintenance on all HVAC systems, Terminix protection throughout our entire time here, and protection for the gas and sewer lines. We've added dual EV charging for both the garage and the back parking pad, and we use it daily. There was no flooding or damage during Hurricane Harvey (per prior owners) or during Hurricane Beryl.

The Montrose neighborhood is extraordinary, with three coffee shops within three blocks' walk, and exceptional restaurants and bars. Permit parking along California St. is very reliable, so parking on our street is always available for ourselves and friends, with no congestion from Montrose/Westheimer visitors. Westheimer Rd is being reconstructed and completely repaved to improve public transit. Our home is very close to H-E-B and Whole Foods Market for groceries, CVS and Walgreens pharmacies, and the Menil Collection. The nearby Ella Baker Montessori school is just four blocks away, and its Spark Park provides another fun playground in addition to nearby Cherryhurst Park.

The Cherryhurst Civic Association is active, and maintains social events year-round, including a progressive porch party, National Night Out potluck, and holiday party. They support a community constable program, and have been active with the city in renovating drainage along our street, requesting improvements to the community center/tennis courts, and securing major sidewalk improvements in 2025-26. The CCA works together to preserve the history of this 95 year old community. Our neighbors on California have been kind and generous friends.

We have truly loved this neighborhood, with its proximity to the vibrancy of Montrose and easy access to Rice, Hermann Park, the Museum District, and the med center. We hope that you find the same.

