

## 1015 E TriOaks #23 Special Features

### Superb Location

- Quiet location with no traffic noise.
- Pleasant greenery view from the front windows; relax on the shaded porch to watch for rides or chat with neighbors.
- Good neighbors—both adjacent units have helpful, long-term owner-occupants.

### Extensive and Unique Renovations valued at \$40,000

This home underwent thoughtful renovations for accessibility and comfort, though it was ultimately not used as originally planned. The updates remain in excellent condition and include features rarely found in similar units:

- Refaced kitchen and bathroom cabinets with solid wood cabinet doors, granite countertops, new sinks, faucets, backsplash, vent hood, gas range, and dishwasher.
- Bathroom redesigned for wheelchair access: accessible vanity, ADA toilet, grab bars, new tile shower surround, plumbing fixtures, hardware, and tilt-mirror.
- Enhanced lighting throughout; added LED recessed lights to bathroom and family room.
- Added wide doorway with double-doors between the front bedroom and living room making it a flex room that can be a bedroom or study. As an additional benefit the room is now wheelchair accessible.
- Added custom barn door to the primary bedroom, for both accessibility and ambiance
- Installed an electric fireplace with hand-crafted shiplap surround.
- Extended the front porch for more outdoor space. It's currently the only porch in Wilcrest Walk that comfortably fits patio furniture. This has been a great space to sit and visit with neighbors
- Installed a wheelchair ramp for street-to-unit access.
- Replaced all flooring. LVP in most areas, luxury carpet in the bedroom for comfort and tile in the bathroom.
- Complete professional repaint of the interior, including removing popcorn ceilings.
- New A/C condenser (09/2023) and front door with internal blinds.
- All new window blinds and drapes.

Stack washer/dryer, side-by-side fridge freezer, new draperies and mounted TV all stay at no extra cost.

### Wilcrest Walk is a Unique Community with many Neighborhood Advantages

- Convenient location near Memorial Area businesses; quiet and established
- Zoned to Spring Forest Middle and Stratford High; Sherwood Elementary offers a popular dual-language "Choice Program" starting in pre-K.
- Very few single-story townhomes in Houston, especially at this price.
- Most townhome communities don't have natural gas—ideal for gas cooking.
- Well-managed with daily onsite maintenance.
- Maintenance fee covers exterior upkeep and all utilities: water, gas, electricity, trash, landscaping, and community pool and pavillion.