



GARY GREENE
DISTINCTIVE COLLECTION

INTRODUCING

5202 Westerham Place

HOUSTON, TX 77069

HUNTWICK FOREST

\$188,000 IN RENOVATIONS



WHOLE HOUSE MECHANICAL SYSTEMS:

Installed a dedicated 50 amp electrical plug to power a future whole home generator. Generator not included.

- 2020 Re-pipe whole house with PEX plumbing including new hot and cold-water lines. Main copper service line installed at home entry with new shut-off valve. Installed new recessed boxes for refrigerator, icemaker and washing machine. 25-year warranty.

Installed new Rheem performance 50-gallon water heater with 8-year manufactures warranty.

- 2019 Main AC and Furnace replaced. Units are serviced annually to maximize performance and efficiency.

Replaced original intercom system with Lutron brand intercom / radio system in bedrooms and office. Seller has replacement master control panel for kitchen.

EXTERIOR OF HOME:

- 2018 Painted entire exterior of home including all brick, siding, trim, columns, shutters, front door and mailbox.

- 2018 Replaced wood above exterior windows and front door with architectural plinths made of rot resistant composite material.

- 2021 Installed stained privacy fence in back yard and around pool equipment.

Area drains were installed to mitigate pooling of water in back yard.

Gutters were installed around lower level of home, many of which connect to the area drain system.

- 2018 Attached mosquito misting system around entire perimeter of back yard, pool and patio areas. \$2,533.00

- 2021 Replaced full cement driveway and double-wide parking area.

- 2025 Installed 12-foot driveway gate with automatic Lift Gate motor, controlled with remote or keypad. Also installed 3-rail side-fence to match driveway gate. Both constructed of aluminum material with weather resistant powder coated black finish. \$8,965.00

Low-voltage landscape lighting installed at front side of home to create curb appeal and to accentuate distinctive features of home.

Security cameras installed to perimeter of home integrated with ADT home system.



OUTDOOR LIVING AREAS:

2022 Created Zen Garden at west end of back yard with pea-gravel base and overhead market lighting. Also added 2 bins for storing outdoor equipment, yard games and more.

Created a private entertaining area for dining alfresco at east end of back yard, tucked behind the ADU and garage. Includes pea-gravel base, area drain, overhead market lighting, solar powered chandeliers, and wall space for an outdoor TV.

Updated irrigation system to cover new, professional landscaping and installed drip irrigation to water poolside plants.



POOL HOUSE / ADU / GUEST QUARTERS: \$40,485

2018 Installed 3 sets of French Doors to create indoor-outdoor living. Installed temporary wall, new full-length header, level bottom plate, moved electrical, framed for new opening, balloon wall to fit door. Installed and painted exterior siding, trim and patio cover.

Added new posts and expanded patio cover toward back fence and out 6 feet toward pool. New roof was tied into existing roof with new decking, shingles, soffit and fascia boards to match. Installed 4 accent lights and 4 LED recessed lights on the patio.

Removed garage door tracks, fixed and weatherproofed garage door, balloon garage door wall and installed electrical inside to accommodate TV, 5 recessed LED lights with dimmer switch and ceiling fan. Tape, float, texture and paint all interior walls, ceilings, baseboards, doors and casings.

Installed new door from pool room to garage, new baseboards and casings, leveled floor. Tiled entire floor (250sf) in pool room with luxury vinyl wood-plank flooring.

Created a 3-piece full-bath. Reframed bath opening for a 24-inch pocket door. Broke into concrete floor to install shower and toilet drains. Plumbed for new shower and toilet. Added bathroom sink and tankless water heater for hot water shower and sink.

Bathroom tile installed on all walls and floor. Installed bathroom vent, GFCI electrical and lighting fixture, new toilet, sink and low-profile shower with sliding glass door.

Built kitchenette to include stainless steel Bosch dishwasher, sink and restaurant style faucet. Plumbed tankless water heater into kitchen and installed GFCI electrical. Added bank of modern cabinetry for storage with quartz countertop and glass subway tile backsplash.

2023 Daikin ductless HVAC installed for air conditioning and heating in pool house.



POOL RENOVATIONS: \$32,752.00

2018 Replaced Pool Heater and Supply Lines.

2022 Multi coat prep and replaster pool in Marquis Magic (Sapphire Quartz).

Removed existing coping and installed new Travertine Coping and Deck O Seal.

Installed new drains in pool decking for proper drainage.

Installed spray deck coating system around perimeter of pool.

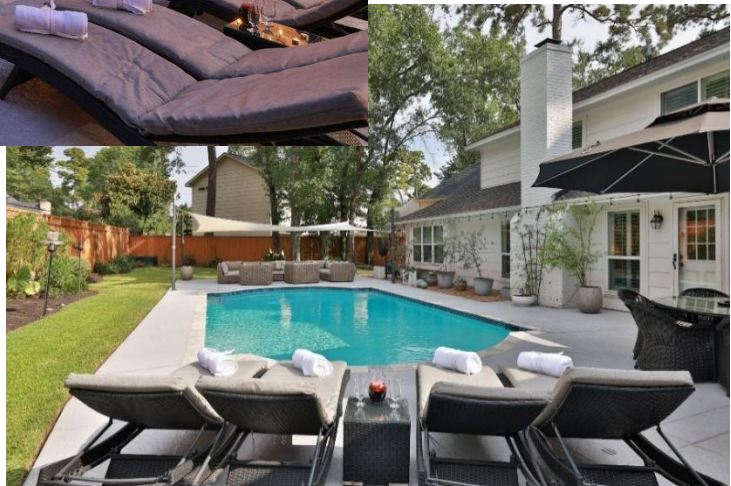
Removed 120 square feet of concrete and re-poured new pool deck at west end of pool to support new sail-cloth structure.

Tile detail added to pool steps and benches for attractive appearance and safety.

Built new outdoor living space with custom-made Sail Cloth imported from New Zealand, stretched between four powder coated steel columns. The Sail Cloth adds covered outdoor entertaining area and is sun and mildew resistant with attractive market lights affixed to perimeter.

Poolside sound system installed with smart, voice activated Alexa integration.

2025 Installed new LED pool light



INTERIOR OF HOME:

2020 Painted entire interior of home including walls, block paneling, cabinetry, crown molding and baseboards. Scraped ceilings smooth as needed and painted.

Refurbished original hardwood floors in office, formal living and dining rooms. Replaced downstairs flooring in den, kitchen, breakfast, laundry and primary bedroom with engineered wood floors to match original hard woods.

Installed rectangular travertine floors in foyer, main hallway and powder room.

Upstairs, removed all carpet and installed luxury vinyl plank floors in all bedrooms, closets and hallways.

2021 Replaced 21 new interior 6-panel doors and hardware.

2017 Installed three new southern style plantation shutters.

2020 Installed chandeliers in foyer, dining room and primary bathroom.

Upgraded downstairs with smart technology including Lutron brand adjustable light fixtures, Alexa voice-controlled plug outlets, Nest brand thermostats, smoke and carbon monoxide detectors and Nest brand Bluetooth speakers in primary bath and one upstairs bathroom.

Kitchen refreshed with subway tile backsplash and under-cabinet lighting.

Installed new stainless steel kitchen appliances.

Renovated all secondary and guest bathrooms with quartz countertops, lighting fixtures, toilets, tilt mirrors and 3 under-mount sinks. One bathroom is equipped with Bluetooth speaker.

Upstairs guest bathroom tub was converted to shower.

2023 Refurbished primary bathroom downstairs to include fresh paint, new toilet, 2 tilting, vanity mirrors, new tile for floors, shower enclosure and tub surround. Shower upgraded with glass enclosure new hardware, rain-head and hand-held plumbing fixture with Bluetooth speaker. Installed soaking tub with tile surround, chandelier and wall-mounted plumbing fixtures. All new lighting installed including LED Bluetooth speaker.

