



2215 ANSBURY DR. HOUSTON, TX 77018

Property Features and Update List - Updates completed from 2018-2021

General Updates

- Insulation: Upgraded insulation in attic, and crawl spaces for energy efficiency.
- Windows: Replacement with energy-efficient double-pane windows.
- Doors: Exterior doors and interior solid core doors
- Plumbing
- Complete Re-piping: Replacement of old pipes with PEX
- Fixtures: faucets, sinks, toilets, and bathtub.
- Added additional half bath
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Electrical

- Wiring Upgrade: Updated wiring throughout home
- Outlets & Switches: Installation of GFCI outlets in bathrooms and kitchens
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Kitchen

- Cabinetry: New kitchen cabinets with soft close features.
- Countertops: Quartz, countertops.
- Appliances: (refrigerator, oven, dishwasher).
- Backsplash
- Under-cabinet lighting



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Bathrooms

- Full Bathroom Remodel: Update to fixtures, tiles, cabinets, storage and finishes.
- Half Bath Addition: Newly constructed half bath.

HVAC

- Air handler, Furnace and outside HVAC unit replaced
- Thermostat: Smart thermostat installation for energy efficiency.

Lighting

- Lighting Fixtures: Modern light fixtures throughout the house, including recessed lighting and fans.
- LED Lighting: Energy-efficient LED lighting for lower energy consumption.
- Task Lighting: Under-cabinet lighting in the kitchen

Flooring

- Flooring Replacement and installation of new baseboard: New flooring tile floors throughout the home.

Exterior Updates

- Windows - all windows updated with Aluminum frame, double pane windows
- Fencing: Several areas with updated fencing

Additional Features/updated

- Removal of closet in entry to expand square footage
- Refinishing of beam in living room
- On demand water heater
- Refinishing of drywall for flat finish
- Carport and large driveway
- Storage Unit in backyard
- front and back patio with slate
- Wood burning fireplace

***all per seller**