

Property: 1102 Mabry Mill Rd., Houston, TX 77062

General description: red brick w/ black trim, 2-story--**Ground floor:** kitchen, breakfast area, den, utility room, formal living room, formal dining room, entry hall, half bath, 2 car garage with extra storage space, patio. **Second story**—primary bedroom and bath suite, second bath, bedrooms 2, 3, and 4, each with walk in closet. Great natural light throughout the house. Well maintained neighborhood, property less than one block from swimming pool and park. Elementary school less than 1 mile away. Big variety of homeowners from young families to seniors.

Features and Updates

Primary Bedroom: second story

- Large room
- Plantation shutters
- Wood flooring (2018)
- Extra-large adjoining walk-in closet
- Cathedral ceiling—wood beam (2018)
- Ceiling fan (2018)

Primary Bath: second story

- Remodel 2018-added items
- Walk-in tile shower w/ bench
- Shower head + hand held sprayer
- Recessed shelves by tub
- Tile flooring
- Large new tub
- New toilet
- Framed dual mirrors
- New custom cabinets
- New countertop & fixtures

- Electrical plug in cabinet for hairdryer, curling iron, etc.
- Safety grab bars
- New light fixtures

Bedroom #2: second story

- Walk-in closet
- Wood look white blinds
- Carpet

Bedroom #3: second story

- Wood look white blinds
- Walk-in closet
- Carpet
- Ceiling fan (2022)

Bedroom #4: second story

- Plantation shutters
- Walk-in closet
- Carpet & ceiling fan
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Bath #2: second story

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- New tub and surround (2016)
- New light fixture (2016)
- Wood look blinds
- Ceramic tile floor

Utility Room:

- Very spacious
- Washing machine (2019)
- Blinds
- Dryer (2015)
- Water heater w/ safety catch pan (2018)
- Cabinets and extra shelf

Kitchen:

- Remodel 2007
- Granite counters
- New cabinets with pull-out trays and large drawers
- New sink
- Dishwasher (2019)
- Refrigerator (2015)

- Stove (2018)
- Garbage Disposal (2023)
- Microwave (2021)
- Subway tile backsplash (2023)
- Sink faucet w/ spray (2023)
- Under-sink reverse osmosis water purifier 2024
- Ceiling fan
- Blinds

- Fireplace w/ gas logs—fireplace and chimney inspected, cleaned, repaired with new chimney cap and plate cover (Feb 2026)
- Blinds in Kitchen area and breakfast
- Ceiling fan in den and kitchen
- French doors open to patio
- Blinds and curtains in den

Living room, Dining room, Entry:

- Built-in storage and display cabinets in dining room
- Curtains in both rooms
- Chair rail molding in dining room
- Carpet
- Entry—wood flooring
- Entry—large mirror opposite the door, reflects natural light

Den and Breakfast area:

- Remodel 2007
- Wood flooring in kitchen, breakfast, den, hall, entry
- New light fixtures
- Large open area

Exterior:

- Roof replaced Mar 2020, GAF Timberline HD shingles
- Patio-tile installed over concrete
- Rustic flagstone path in back yard to side of house
- Extra drains installed in back yard and at side of house (5)
- Beautiful mature Shumard oak tree and Texas Mountain Laurel, pine trees in front yard (trees have been regularly pruned and maintained by Champions Tree)
- Many blooming shrubs and other plants (examples: Fringe plant, spirea, Blue plumbago, lantana, gardenia, bougainvillea, variegated ginger, Asian jasmine, 5 rose varieties, crepe myrtle, tropicals, foxtail fern,

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- Wood fence, 2 sides replaced (2023)
- Solar screens on several windows facing backyard

* HVAC & Duct Work 2020