

Home Upgrades & Unique Features

4847 Knickerbocker St, Houston, TX 77035

Core Infrastructure & Efficiency

- **HVAC System (2021):** New interior and exterior units. Features a high-efficiency **"Two-Stage"** compressor for superior dehumidification, quieter operation, and consistent temperature control.
- **PEX Plumbing:** Full-house repipe for modern durability.
- **Tankless Water Heater:** Endless hot water and energy savings.
- **Energy Envelope:** Double-pane windows throughout and blown-in attic insulation.
- **Power:** Overhead power lines were professionally buried underground for improved aesthetics and reliability.

Chef's Kitchen (Installed 2022)

- **GE Café Series Appliances:** High-end finishes and performance.
- **Cooking:** 36" Natural Gas 6-burner professional-grade stove.
- **Refrigeration:** Space-saving refrigerator with exterior water and ice.
- **Upgraded Ice:** Dedicated ice maker featuring sought-after **"Sonic Ice"** (nugget ice).
- **Cleanliness:** New matching GE Café dishwasher.
- **Fresh Finish:** Kitchen cabinets freshly painted for a modern look.

Outdoor Oasis & Entertainment

- **Pool Renovation (2025):** Newly quartz-plastered and tiled with a 3-year life guarantee.
- **Custom Decking (2025):** Newly replaced wood deck, perfect for lounging.
- **Synlawn Synthetic Grass (2020):** Features "Heat Lock" technology for a cooler, low-maintenance green lawn year-round.
- **Privacy & Access:** No back neighbors! The property backs to a greenbelt/easement with private gate access for additional outdoor space.

Interior Comforts & Unique Touches

- **Dual Fireplaces:** Features a rare private fireplace in the Primary Suite.
- **Hidden Murphy Door:** A unique "secret" passage between the hallway and the primary closet.
- **Flooring & Finishes:** Charming original wood floors and all-new interior doors.
- **Bedrooms:** 4 Spacious Bedrooms, all freshly painted.

The Lifestyle

- **NEVER FLOODED:** High and dry with peace of mind.
- **Quiet Living:** Located on a low-traffic street.
- **Convenience:** Large carport provides excellent protection from rain and Texas heat when loading/unloading vehicles.

