

## Property Details

Address: 3930 W Alabama St, #7, Houston, TX 77027

## Upgrades - Detailed Breakdown of Renovation Costs (2023-2024)

### Bedrooms (2)

Room	Item	Cost	Installation	Total
Bedrooms	Quality Paint	\$200	\$300	\$500
Bedrooms	Craftsman style window trim (2 windows)	\$1,000	\$0	\$1,000
Bedrooms	Built-Out Closets with Inspired Closets (\$2,000 & \$6,000)	\$8,000	\$0	\$8,000
Bedrooms	Fans (2)	\$400	\$250	\$650
Bedrooms	Motion Detector Lights in Walk-In Closet	\$120	\$200	\$320
Bedrooms	USB and USB-C Outlets (2)	\$80	\$80	\$160
Bedrooms	Standard Electrical Outlets (6)	\$180	\$150	\$330
Bedrooms	Door Handles (2)	\$100	\$120	\$220
	<b>Subtotal</b>			<b>\$11,180</b>

### Entry Hallway

Room	Item	Cost	Installation	Total
Entry Hallway	3-Panel Shaker Doors (4)	\$1300	\$960	\$2,260
Entry Hallway	Barn Door	\$600	\$325	\$925
Entry Hallway	Door Handles (4)	\$200	\$240	\$440
Entry Hallway	Circle LED Light	\$120	\$125	\$245
Entry Hallway	Built-Out Niche	\$50	\$125	\$175
	<b>Subtotal</b>			<b>\$4,045</b>

## Bathroom

<b>Room</b>	<b>Item</b>	<b>Cost</b>	<b>Installation</b>	<b>Total</b>
Bathroom	Quartz Vanity Top with Rectangle Sinks	\$2,300	\$0	\$2,300
Bathroom	Custom Cypress Wood Floating Vanity	\$2,800	\$0	2,800
Bathroom	New Plumbing with pro pet and shark bite fittings	\$1,800	\$0	\$1,800
Bathroom	Walk-In Shower with Large Tile With plumbing	\$9800	\$0	\$9,800
Bathroom	Air Vent	\$20	\$60	\$80
Bathroom	Bathroom Fan	\$80	\$225	\$305
Bathroom	GFCI Outlets (2)	\$40	\$50	\$90
Bathroom	Vanity Lights (2)	\$200	\$450	\$650
	<b>Subtotal</b>			<b>\$17,825</b>

## Living Room

<b>Room</b>	<b>Item</b>	<b>Cost</b>	<b>Installation</b>	<b>Total</b>
Living Room	Standard Electrical Outlets (6)	\$120	\$150	\$270
Living Room	Nest Thermostat	\$250	\$100	\$350
Living Room	Air Conditioner Replacement	Warranty	\$0	\$0
Living Room	Fans (1)	\$200	\$125	\$325
Living Room	Recessed Lights	\$300	\$1,600	\$1,900
Living Room	Vinyl Flooring (500 sq. ft.)	\$915.73	\$5,000	\$5,915.73
Living Room	Air Vent Covers (3)	\$60	\$150	\$210
	<b>Subtotal</b>			<b>\$8,970.73</b>

## Kitchen

Room	Item	Cost	Installation	Total
Kitchen	Drywall & Insulation	\$1,250	\$650	\$1,900
Kitchen	Custom Cabinets, Hardware, Fixtures	\$16,424.17	\$4,000	\$20,424.17
Kitchen	Tile backspash, paint	\$2,600	\$0	\$2,600
Kitchen	Washer and Dryer	\$1,000	\$300	\$1,300
Kitchen	Refrigerator	\$1,508	\$200	\$1,708
Kitchen	Faucet	\$255	\$200	\$455
Kitchen	Garbage Disposal	\$114	\$100	\$214
Kitchen	Microwave	\$399	\$200	\$599
Kitchen	Oven	\$1,559	\$300	\$1,859
Kitchen	Cooktop	\$699.99	\$200	\$899.99
Kitchen	LED Strip Light	\$60	\$300	\$360
Kitchen	New Plumbing (PEX)	\$7,000	\$0	\$7,000
Kitchen	New Sub-Panel, Electrical	\$4,880	\$0	\$4,880
	<b>Subtotal</b>			<b>44,199.16</b>

## Total Costs

Total Renovations	Total
<b>Grand Total</b>	<b>\$86,219.89</b>

## Additional Noteworthy Features

**Address:** 3930 W Alabama St, #7, Houston, TX 77027

FEATURE(S)
Quiet, friendly neighborhood with tons of walkers and, 24/7 camera security
Very pet friendly with a dog park to run across the street
Easy Access To Highways 610/59/10/290
Private curbside trash and recycling service included in HOA fee
Private-access community swimming pool. The pool was resurfaced and updated in 2023
Many large shady trees
Entertainment, (IPic movie theater, Edwards Regal Cinema) minutes away
Proximity to: Groceries (Central Market, Costco, Target) Shopping (Highland Village), (River Oaks District) Dining (Guachos Steak House, Roka Akor, RA Sushi Bar, Sweet Paris, Escalante's, Davanti Ristorante, Mia Bella Trattoria, TacosAGoGo, Velvet Taco, Salata,)
Levy park is minutes away
Montrose nightlife is a 10min drive

## 10 Things We Have Enjoyed

**Address:** 3930 W Alabama St, #7, Houston, TX 77027

ENJOYED
Morning (and afternoon) coffee in the sun-filled living room
Large walk in shower with one glass wall
No maintenance, all HOA maintained
Relaxing in the primary bedroom with outlets that support dual usb and one usb-c
Privacy in the city behind tall fences and windowless facades
The southern charm (and functional shade) of our many large mature oak trees (4 live oaks)
Gated, covered parking (we have the first spot inside the complex)
Early morning and late night swims (we are steps from the pool)
Brunch (and lunch, dinner, supper, dessert, and drinks) with friends in the outdoor private courtyard entertaining space.

## Bills

Address: 3930 W Alabama St, #7, Houston, TX 77027

<b>MONTH</b>	<b>YEAR</b>	<b>ELECTRICAL</b>
May	2023	37.24
June	2023	26.63
July	2023	70.74
August	2023	208.62
September	2023	123.73
October	2023	75.18
November	2023	63.74
December	2023	64.52
January	2024	35.02
February	2024	48.98
March	2024	103.08
April	2024	49.46
May	2024	24.15
June	2024	65.71
<b>TOTAL</b>		937.80
<b>AVERAGE</b>		66.98