

Features and upgrades:

- The house was taken down to the studs in 2018
- All remodeling done through permit and city inspection

- Floor Plan was designed by an architect and sealed by licensed engineer (available)
- Installed 16 Solar panels in Feb 2023 with 10 year transferrable warranty

- All new PEX Plumbing ; new roof, new sewer line, new electrical, new wall and attic insulation, all new-drywall and energy efficient low-E windows.
- Exterior wood siding replaced with Hardie Sidings
- 4-Panel energy efficient vinyl Glass Door access to backyard
- Stainless steel appliances with refrigerator installed in 2021
- Crown molding throughout except two secondary bedrooms and the secondary bath
- Close access to Galleria/Downtown, major freeways, restaurants and big stores
- Private access to backyard from Master Suite
- Outdoor access from kitchen and separate backyard and multipurpose room access from the family room.
- Multi-purpose room, an additional 144 square ft, insulated and equipped with window unit for both air-condition and heat (not part of the 2423 SF living area)
- Cable and Ethernet (internet) wiring throughout the house
- Vaulted ceiling in the family room and coffered ceiling in the master suite and foyer
- Rain shower in the master bath
- High end fixtures and vanity throughout (Kohler)
- Wood Cabinets with slow close, pull-out drawers on bottom cabinets and drawer inserts
- Additional Storage/ cabinets under island
- Farm Sink in the kitchen
- In-Sink Erator Garbage Disposal
- Quartz Countertops

- Double-door Pantry
- Deep utility sink and gas dryer connection in the laundry room
- French Drains and Irrigation System
- Tankless gas water heater
- Ring door bell and outdoor cameras
- Refrigerator / Gas Dryer and Washer conveys with the property