

## **Features and Upgrades**

### **10707 Boardwalk Street Houston, TX**

#### **Interior Updates**

- Updated hardwood flooring
  - Fresh interior paint
  - Renovated kitchen with granite countertops
  - Stainless steel appliances
  - Updated light fixtures
  - Renovated primary bathroom
  - Additional bathroom renovations
  - Spacious living area with fireplace
  - Flexible 1.5-story layout
  - Large dining area
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#### **Exterior Features**

- Covered patio
  - Fully fenced backyard
  - Attached 2-car garage
  - Patio doors replaced
  - Patio cover and drainage improvements completed
  - New garage doors installed in 2022
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#### **Major System Improvements**

- Roof replaced in 2018 – Bird Creek Roofing
  - HVAC replaced in 2021 – Air-Ton HVAC
  - Water heater replaced in 2017 (30-gallon)
  - Electrical updates completed with HVAC upgrade
  - Sewer line upgraded to main connection in 2015
  - Prior foundation repairs completed in 2014 – Jericho Foundation Repair
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## **Warranties & Additional Information**

- Transferable warranties may include:
    - Termite warranty
    - HVAC warranty
    - Foundation warranty
    - Roof warranty
  - Water leak from water heater in 2022 was professionally repaired between the dining room and living room ceilings
  - Previous water leak from water pipe behind bathroom wall repaired; no active issue reported
  - Plumbing repair receipts available
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## **Community Features**

- Located in the Walnut Bend / Lakeside area
- Access to Walnut Bend Swimming Pool (not a required membership for Boardwalk residents)
- Minutes from City Centre, the Energy Corridor, shopping, dining, and major freeways
- No HOA fees