

# FEATURES AND UPDATES

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## *110 Harris Court*

### **STRUCTURAL & SYSTEM UPGRADES (2026)**

- New Roof: Full replacement completed in 2026.
- New HVAC: High-efficiency air conditioning system installed 2026.
- New Water Heater: Modern unit installed 2026.
- Updated Plumbing: Entirely new plumbing system throughout the home.
- Interior Construction: Newly installed interior walls and fresh paint throughout.
- Exterior Siding: Brand-new siding with fresh exterior paint.

### **INTERIOR HIGHLIGHTS**

- Beds/Baths: 2 Bedrooms / 1 Bathroom.
- Living Space: 1,016 Sq. Ft. floor plan
- Modern Bathroom: Features a new vanity and a WC with an integrated bidet.
- Kitchen: Equipped with a high-efficiency gas range.
- Dedicated Utility Room: Internal space for washer/dryer hookups.
- Primary Suite: Spacious 15'2" x 15'9" primary bedroom with walk-in closet.

### **EXTERIOR & LANDSCAPING**

- Eco-Driveway: Cutting-edge permeable driveway with a water-absorbing system.
- Parking: Newly constructed carport for covered vehicle storage.
- Front Porch: New concrete front porch entry.
- Landscaping: Professionally installed fresh sod/grass.
- Lot Details: 4,138 Sq. Ft. lot located on a quiet cul-de-sac.

### **LOCATION & PROXIMITY**

- St Arnold Brewing Co: 0.6 miles (approx. 12-minute walk).
- I-10 / I-45 Access: 0.5 miles for rapid commuting.
- White Oak Music Hall: 1.1 miles.
- Houston Farmers Market: 1.2 miles.
- Downtown Houston: 1.5 miles to the central business district.
- Local Dining: Within 1.5 miles of Loro Heights and Saint Arnold's Beer Garden.



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