

PROPERTY IMPROVEMENTS & UPGRADES

455 W 18TH STREET | HOUSTON, TX 77008

2026 | COMPLETED INTERIOR & EXTERIOR REFRESH

- October 2026 — Hardwood floors sanded, stained, and refinished; interior walls, ceilings, trim, and doors repainted.
- New kitchen backsplash and fireplace tile; updated lighting, smoke detectors, door handles, and electrical outlets.
- Rear deck newly stained, front deck repainted, and new front steps installed. Project coordinated by Yenny Mattei and her contractor team.

2021–2025 | MECHANICAL SYSTEMS & APPLIANCES

- May 2025 — GE Profile dishwasher (PDT755SYVFS), professionally installed by Lowe's.
- December 2024 — New A/C unit (System 2); September 2021 — new A/C unit (System 1). Both by Nick's Plumbing.
- January 29, 2023 — Navien NPE-240A2 NG tankless water heater installed in attic by Abacus Plumbing (seller reports five-year parts warranty).

2022 | GARAGE & BACKYARD IMPROVEMENTS

- June 2022 — Garage renovation by Yoder Construction Inc.: EV-charging infrastructure, epoxy floor, insulated walls, new garage door, mini-split heating/cooling, wood worktops, and built-in storage.
- June 2022 — New backyard paving stones installed by Yoder Construction Inc.

2012–2018 | KITCHEN, BATHROOMS & SWIM SPA

- October 2018 — Kitchen renovation by Lucas Craftsmanship: cabinets, countertops, Bosch 800 Series induction cooktop and telescopic downdraft; GE Café French-door refrigerator; Bosch 800 Series combination wall microwave/convection oven.
- November 2016 — Primary and guest bathroom renovations with new tile, showers, fixtures, countertops, and custom cabinetry; Lucas Craftsmanship.
- 2012 — Catalina 600 Series Swim Spa installed in backyard.

