Thoughtfully Curated Enhancements: Updates, Upgrades & Improvements

1418 MARTIN STREET, HOUSTON, TX 77018

Meticulously maintained by its original owners, this exceptional Oak Forest residence reflects a commitment to quality, timeless design, and elevated living. The sellers have invested **more than $300,000** in the past few years in major mechanical systems, sophisticated interior finishes, and beautifully appointed outdoor entertaining spaces to enhance the home's beauty and functionality.

In late 2024, Victoria Sheffield Design was commissioned to design and curate the home's most recent interior enhancements, bringing an elevated, cohesive aesthetic through custom finishes, distinctive lighting, architectural details, and refined design elements.

Major Systems & Home Comfort & Security

- **2026 | New First-Floor HVAC System**
- **2025 | Whole-Home Generac® Generator**
- **2024 | New Second-Floor HVAC System**
- **2024 | Updated 12 Channel Video Surveillance System with a 4MP Multi-Camera Security System**
- **2016 | Electric, Automated Blinds** – Installed in the living room and home office.

Kitchen & Entertaining Enhancements

- **2024 | Custom Kitchen Vent Hood** — Decorative plaster finish creates a distinctive architectural focal point.
- **2024 | Custom-Built Game Room Wet Bar** — Custom cabinetry and beverage refrigerator designed for elevated entertaining.

Interior Enhancements

- **2026 | New Carpet** — New carpet installed in primary closets, all secondary bedrooms and closets, and the seasonal storage closet.
- **2026 | Travertine Flooring Restoration** — Professionally polished first-floor travertine flooring.
- **2024 | Interior Painting** — Repainted all interior walls, baseboards, and crown molding, with additional paint touch-ups completed in 2026.
- **2024 | Designer Lighting Updates** — Updated chandeliers, pendant lighting, and sconces in the entry, dining room, family room, kitchen, primary bathroom, powder room, and game room.

- **2024 | LED Lighting Upgrades** — Updated LED lighting throughout the home, including adding additional LED ceiling lighting in secondary bedrooms.
- **2024 | Custom Designer Wallpaper** — Distinctive wallcoverings installed in the powder room, formal dining room, two secondary bedrooms, and game room.
- **2024 | Custom Fireplace Design** — Decorative plaster treatment on the fireplace mantel and surrounding wall, creating a sophisticated architectural statement.

Outdoor Living & Landscape Enhancements

- **2026 | Professional Landscape Refresh** — Additional landscaping improvements to enhance the front yard curb appeal and the backyard retreat.
- **2021 | Artificial Turf Installation** — Low-maintenance backyard turf creates a lush, green setting for outdoor enjoyment.
- **2019 | Anti-Mosquito System Installation** — Treats and protects all sides of the property, including the front and backyards
- **2016 | Outdoor Living Enhancements** — Professional backyard landscaping, including the addition of a decorative fountain and fire feature.

Information provided by the seller and believed to be accurate. Buyers are encouraged to independently verify improvements, installation dates, equipment specifications, and other property details.