

5217 Beech Street Bellaire, Texas

Recent Capital Improvements & Premium Upgrades

Property Highlights

- Brand-new Malarkey Class 4 Impact-Resistant Roof
- Upstairs HVAC Upgrade with New Gas Furnace, ECM Blower & 10-Year Warranty
- Premium Café Series French-Door Double Oven
- Premium Bosch Dishwasher
- Ecobee Smart Thermostats
- ADT Security System with Front & Rear Cameras
- Transferable Termite Bond
- Mosquito Misting System

Summer 2025

- Installed Ecobee Smart Thermostats.
- Added in-wall wiring for a mounted TV/Frame TV.
- Installed a premium Bosch dishwasher.
- Installed an ADT smart security system with front and rear exterior cameras.
- Installed a premium Café Series French-door double oven.

Fall 2025

- Completed exterior stucco repair and maintenance.
- Upgraded the electrical breaker panel.

Spring 2026

- Installed a brand-new Malarkey Class 4 impact-resistant roof.
- Installed custom window treatments.

Summer 2026

- Professionally upgraded the upstairs HVAC system with a new gas furnace, new ECM blower motor, 10-year warranty, and complete HVAC system maintenance.

Additional Features

- Transferable termite bond.

- Mosquito misting system.

This summary highlights significant improvements completed by the current owners and is intended to accompany the property listing.