

PROPERTY IMPROVEMENTS & UPGRADES

5519 W Bellfort Ave, Houston, TX 77035

EXTENSIVE RENOVATION COMPLETED - MAY 2023
Approximate Renovation Investment: **\$160,000**

The property underwent an extensive renovation in 2023, including major mechanical systems, plumbing, electrical, foundation work, windows, doors, kitchen, bathrooms, flooring, interior and exterior finishes, swimming pool, and additional improvements.

ROOF • New roof installed in 2023.	HVAC SYSTEM • Complete new electric HVAC system. • New condenser and furnace/air handler. • New ductwork throughout the home.
PLUMBING • Complete whole-house repipe using PEX-A. • New electric water heater. • Plumbing systems updated as part of the renovation.	ELECTRICAL • New electrical panel. • New switches and outlets. • New recessed lighting throughout the home. • New ceiling fans.
FOUNDATION • Foundation repaired. • Foundation repair includes a transferable warranty, subject to the terms and conditions of the warranty documentation.	WINDOWS & DOORS • All windows replaced with new windows in 2023. • All doors replaced. • Custom sliding glass door installed in 2023.
KITCHEN • New kitchen cabinets, countertops, backsplash, and appliances. • Complete kitchen renovation.	BATHROOMS • Two full bathrooms completely remodeled. • New finishes, fixtures, and components throughout. • Primary bathroom features a frameless sliding glass shower door.
FLOORING • LVP flooring throughout the home. • Tile flooring in bathrooms. • No carpet.	INTERIOR • New drywall/repairs and wall texture as part of the renovation. • Interior finishes extensively updated. • Interior originally painted during the 2023 renovation. • Entire interior professionally repainted in May 2026.

EXTERIOR • Exterior painted. • Fence updated/replaced. • Driveway updated. • Landscaping improvements.	GARAGE • New garage door. • New garage door operating system/components.
ATTIC • New attic insulation.	SWIMMING POOL • Swimming pool completely remodeled. • New pool plaster, tile, and coping. • Pool plumbing updated. • New pool pump recently installed.

RENOVATION SUMMARY

The home received an extensive renovation in May 2023 with approximately **\$160,000 invested in improvements**, addressing both major building systems and cosmetic finishes. Additional improvements have been completed since the original renovation, including a complete interior repaint in May 2026 and a recently replaced pool pump.

This improvement list is provided for informational and marketing purposes. Buyers should independently verify improvements, warranties, permits, specifications, and property conditions.