

Enhancements/Features

7410 Wedgewood Magnolia, TX

- Whole house generator installed by previous owner with ten year extended warranty (from 7/8/11) through Quality Generators (cost was \$18,000 per previous owner).
- Spray on radiant barrier added in main house by previous owner in March 2011. Current owner added to guest house in May 2015.
- Carrier Air Conditioner installed by JH Tech 10/2010 per previous owner with extended warranty through 10/4/2020. You simply change one filter and UV ray bulb through Enviromax.
- Clearstream Aseptic installed per previous owner by Ricky Bonds in 2004. Quarterly inspections are with this company and paid through 10/2019.
- Mosquito Misting system installed Summer 2015 by Houston Luxury Lighting. Tank was recently filled and checked.
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- New gutters installed on guest house in order to drain excess water directly into sump pump and away from the house.
- New garage door opener installed November 2016 with outdoor keypad.
- New hot tub installed in January 2016. New filter in January 2019. Has been maintained well and comes with necessary chemicals.
- New main house attic A/C coils and exchanger installed March 2018.
- Concrete pad outside next to plumbing and electrical (for future outdoor kitchen).
- New Kenmore dishwasher installed in main house in 2017.
- Fruit trees on the property include plum, fig, and lemon.