

# 11430 Normont Dr.

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## **Kitchen**

- THOR brand 6 burner gas cooktop
- Cavaliere stainless steel & glass outside-vented hood
- Reverse osmosis water system
- Delta 'touch 2O' kitchen faucet
- Krause brand extra deep stainless steel sink
- Cambria quartz countertops
- All dimmable LED lighting, under counter & display lighting
- Recessed power & USB plugs in island countertop
- Soft close cabinets & drawers
- Pantry lighting
- Built in pots & pans rack in island cabinet
- Built in dog bowls in bookcase recesses
- Hinged access panel to access water shut off valve
- Stainless steel GE refrigerator, microwave & self cleaning oven with WiFi control
- Stainless steel Whirlpool dishwasher
- 5/8 HP garbage disposal
- New fiberglass door to pool area with integrated dog door
- All sink shut off valves replaced and wall plumbing fittings upgraded
- Wood plank porcelain tile flooring

## **Formal Dining Room**

- Crown molding
- Bay windows
- Wainscoting
- Wood plank porcelain tile flooring

## **Hallway Powder Room**

- Chair-height elongated toilet
- Toilet & sink shut off valves replaced and wall plumbing fittings upgraded
- Pedestal sink
- LED lighting
- Porcelain tile flooring

## Entry Foyer

- Two story open foyer
- Two large chandeliers with dimmable LED lighting
- Wood plank porcelain tile flooring
- Illuminated art niche
- Open view through to pool/waterfall/garden
- Stained oak tread staircase to second story
- Ring video doorbell (negotiable)

## Study

- Recessed LED lighting
- Wood stained french doors to foyer
- Upgraded fan & light (remote control)
- Wood stained crown & base moldings
- Bay windows
- Porcelain tile flooring

## Master Bedroom

- Upgraded ceiling fan & light
- Sitting/exercise area
- French doors to pool/patio
- Wood plank porcelain tile flooring

## Master Bathroom

- Freestanding flat bottom acrylic bathtub with brush nickel freestanding filler
- Electric towel warmer
- LED lighting
- Custom frameless shower enclosure with tiled accent wall & bench
- Quartz countertops
- Power outlet in drawer for hair appliances
- Built in garbage bin
- Dual surface mounted vessel sinks
- Ferguson Mirabelle fixtures including rain head and shower wand
- Power ventilation
- Wood plank porcelain tile flooring
- Large master closet off bathroom with custom builtins
- Shutoff valve access for shower wall located in master closet
- All toilet & sink shut off valves replaced and wall plumbing fittings upgraded
- Chair-height elongated toilet in separate WC

## **Workshop space (dedicated air conditioned room – not garage)**

- Built in cabinetry & 9' workbench with LED lighting
- Storage shelving
- Dedicated power circuit for shop tools
- Waterproof vinyl floor tile
- Automatic inground sprinkler system control panel

## **Laundry Room**

- Whirlpool front-loading washer & dryer
- Utility sink with high rise faucet
- Custom cabinetry & storage shelving
- Alarm system control panel
- Porcelain tile flooring

## **Living Room**

- Wired for surround sound
- Custom fireplace surround, gas fire
- Built in recessed space for TV & equipment
- Cathedral ceiling ~ 20ft
- Upgraded ceiling fan & LED lighting
- Porcelain tile flooring
- Huge windows looking out to pool/patio area

## **Upstairs Bedrooms 2 & 3**

- Newly carpeted & painted
- Jack-n-Jill bathroom with tub/shower combo and dual sinks
- Large walk-in closets

## **Upstairs Bedroom 4**

- Oversized room due to design modification for media room
- Newly carpeted & painted
- Ceiling fan & light

## **Full Guest Bathroom**

- Ceramic tile flooring
- Tub/shower combo

## Media Room

- Custom made sliding barn door
- Window light blocker panel
- Newly carpeted & painted

## Garage

- 2 car attached garage with opener & battery backup
- Wall cabinets & storage shelving
- Polyurethane floor coating (~7 years old)
- Floor has female molly receivers to attach a 2 post car lift (negotiable to be left)
- 220V outlet by circuit breakers
- Motion sensing light on garage front side
- LED overhead workshop lighting
- 3 walls covered in retail-style organization slat boarding with various hooks & hangers

## Pool & Patio

- New programable, variable speed (energy efficient) Pentair pool pump
- DE pool filter
- Plumbed for pool heater, but was removed several years ago
- Spa air pump
- Waterfall has dedicated pump
- Pool & spa both have functional lights
- Zodiac Barracuda automatic pool cleaner with leaf cannister
- Four globe Parisian style garden accent light
- Large private back yard, lawn area on sides and behind pool
- Mature palm tree, roses, camilias, crepe myrtles, oak trees & spectacular azeleas
- 4 burner BBQ grill with dedicated natural gas line & shutoff valve (remains)
- Custom built charcoal meat smoker (remains)
- Outdoor grade ceiling fan & recessed lighting
- Wired for speakers
- 2 resin storage sheds on side of house (remain)

## General Infrastructure

- New roof ~ summer 2015
- 2 New AC units (total systems), Trane – 2/2016
- 2 New water heaters – 2/2016
- Pool replastered ~ 2012
- ALL windows replaced with Perfexion Platinum dual pane, low E, vinyl double hung - 1/2018
- Exterior painted – spring 2018

- Front balcony railing replaced, re-roofed – summer 2018
- Cat 5 wiring & coaxial cable throughout
- 2 Whole-house air filters on AC unit returns in attic
- 9' ceilings throughout
- Reflective paint sprayed on underside of roof, extra attic insulation blown in
- Attic drop down staircase has heat barrier zippered closure
- Unknown condition of telephone wiring as this hasn't been used in ~ 10 years
- New fiberglass front & rear doors, French doors in master bedroom
- Culligan brand water softener (owned, with service contract to maintain & add salt)
- Premium, oversized lot (85.05' x 145')
- Street light at end of driveway
- Strong HOA keeps neighborhood looking very nice
- Premium, no-holes blinds throughout house
- Internet-connected whole house alarm system (window & door sensors, motion & glass break)
- All furniture in house is purchaseable with the exception of: Study desk & bookshelf, dining room sideboard, master bedroom mattresses & foundations, 2 blanket chests

## Helpful

- In MUD 286 which enjoys VERY advantaged water prices due to long term supply contracts. Monthly water bill for 10,000 gallons average is \$5. Sewer is \$12. This is HUNDREDS if not THOUSANDS of dollars cheaper than nearby MUDs
- Access to 249 is ~5 minutes; only 4 residential traffic lights
- Easy access to Grand Parkway
- Lonestar community college is ~3 minutes
- Lawn maintenance contract ~\$140/month
- George Bush Intercontinental Airport ~ 20 minutes
- Multiple supermarket choices; HEB, Krogers, Target, Walmart