

85 SARASOTA CIRCLE N (BENTWATER), MONTGOMERY TX, 77356

FEATURES LIST

GENERAL

- Home painted with Sherwin-Williams Masonry XP Masonry primer and paint. Trim and Facia painted with Sherwin-Williams Duration paint. (year 2020)
- Grasten Standby Generator equipped with remote monitoring by service provider which requires an annual monitoring Fee for remote monitoring. Remote monitoring is not required for use of Generator.
- Engineered Wood Floor in Upstairs Bedrooms, Downstairs Lakeside BR, Stairs and Upstairs Hall. Great Rm and Office floors installed by previous owner. Wood / Wrought Iron Balusters on Stairs.
- HEAT /AC
 - American Standard 5-Tonne, 16 SEER AC System (downstairs) (2014). 10-Year Parts Warranty on AC System is transferrable to new Owner for a \$90 Fee. Heater / Blower installed by Previous Owner.
 - Upstairs Heating / AC System 16 SEER installed by Previous Owner.
 - 3-Zone Air Dampening System for upstairs. Dampening System requires all three thermostats to be set in either in Heat Mode or AC Mode at the same time (not recommended to use Auto mode switching mode).
 - Carrier Infinity Air Purifiers on both units (replaces need for filter medias in the wall). Medias in Air Purifiers are replaced semi-annually.
 - Nest Thermostat downstairs; Ecobee Thermostats upstairs.
- LED Recessed Lighting
- Biomist Spider Control System for perimeter of house
- Front Landscape Redesign
- LED Low Voltage Landscape Lighting
- Perimeter LED Christmas Lighting – Lights and Wreath in attic. Annual Reinstall and Removal services available through ABC Home and Commercial Services for a fee.
- Mahogany Double-Door Front Door, Jam and Threshold, with stone columns (refinished 2020)
- Tin Metal Ceiling Powder Rm and Tin Metal Panels in wall of Island/Bar seating area in Great Rm

DECK (2012)

- ~2,200SF Trex Deck
- Civil Engineer stamped bulkhead with stabilized sand fill.

POOL

- Pool replastered with StoneScape Salt and Pepper finish, upgraded drains with anti-vortex drain covers (2018)
- Jandy IQ RS-20 iAqualink
- LED Pool Lighting
- Pentair VSF, Variable Speed Pump for quieter and efficient operation

GARAGE / DRIVEWAY

- Carvestone Driveway (requires resealing every two years for optimal performance, Resealed in 2020)
- Epoxy Floor in Garage (2012)
- MyQ Garage Door Openers, operates remotely by cellphone APP.

85 SARASOTA CIRCLE N (BENTWATER), MONTGOMERY TX, 77356

FEATURES LIST

HOME AUTOMATION – Will need to contact manufactures to confirm process to transfer access.

- Ring Wireless Security – providing cellphone APP automation/monitoring of select windows/doors and front door via Ring doorbell. Requires a Contract with Ring (~\$10/Mth).
- SONOS – providing cellphone APP automation of Sound System to Deck, Gazebo, and Great Rm.
- SmartThings – providing cellphone APP automation of select lights/receptacles and utility rm door lock.
- MyQ – providing cellphone APP automation of Garage Doors.
- Nest / Ecobee – providing cellphone APP automation of Thermostats.
- Arlo – providing cellphone APP automation/monitoring of Video Cameras.
- iAqualink – providing cellphone APP automation of Pool System.

APPLIANCES

- Washer / Dryer – Whirlpool
- Refrigerator – LG Counter Depth w/ Wireless to cellphone APP (2020)
- Refrigerator (Garage) – KitchenAid

MASTER BEDROOM - Remodeled

- Wood Beams in ceiling
- Upgraded Built-ins
- Double French Doors to MBR, Sliding Rail Style Door to MBth
- Custom Drapes

MASTER BATH - Remodeled

- Upgraded Vanities with Granite Countertops, Sinks and Faucets
- Tile Floor
- Frameless Shower Door
- Wood Beams in ceiling

MEDIA ROOM - Remodeled

- Pioneer Elite Surround Sound System, and 65" Panasonic Plasma TV and in-ceiling Speakers
- Built-in Media Cabinet

UPSTAIRS BATHROOM - Remodeled

- Frameless Shower Door
- Upgraded Vanity with Granite Countertop
- Tile Flooring

UPSTAIRS BALCONIES - Remodeled

- Tile Flooring
- Upgraded/Engineered Treated Power Beam
- Screened Enclosure

Previous Owners Feature List

Features List

85 Sarasota Circle

Montgomery, TX 77356

- ❖ **Pool installed 2003 (approximately)**
- ❖ **Appliances new in 2006**
- ❖ **2 Hot Water Heaters when we converted the house from propane to natural gas in 2007**
- ❖ **Granite counter tops 2007**
- ❖ **Wood Floors 2008**
- ❖ **Roof 2008**
- ❖ **A/C and heating unite downstairs 2008**
- ❖ **A/C and heating unit upstairs (16 Seer) 2010**