

# SELLER'S REMARKS

**Custom built home in 2008 by seller, Mike Bricker & Associates Inc.**

Auto transfer propane generator for partial coverage of the home.

**Two tankless water heaters, one gas and one electric**

Solid Oak Flooring

**Travertine tile**

High Ceilings

**Sprinkler System**

Alarm System

**Custom cabinets built on site.**

Sub Zero refrigerator and Viking Appliances

**Large Butler's pantry.**

Sideboard and Chine Cabinet

**Natural Gas to home but not connected. Home has propane now; buyer may choose to connect.**

Two propane gas fireplaces can also be wood burning.

**All four bedrooms have an ensuite.**

Underground electricity.

**Four A/C Units.**

Brick Storage building in backyard.

**Third floor media room with dry bar.**

8' interior doors.

**Mechanical Room above Kitchen.**

Built in dresser in huge master bath suite.

**Dressing area with built ins offer primary bedroom.**

His and Hers walk in closets.

**Exterior Brick and stucco**

Has Well and aerobic septic system

**Gated community.**

**Waterfall edges on granite in kitchen.**

Bullseye molding.

**Custom pull knobs.**

Double showerheads in large walk in shower in the primary.

**Large outdoor fountain in front yard.**

**Seller's have lived in North Point since 1997 in a previous owned home and then built this custom home in North Point in 2008.**

**To the seller's knowledge there has never been any crime in North Point. It is a small community where you can enjoy a peaceful walk at dawn or dusk, children can bike and play outside and feel safe.**

**The neighbors lookout for each other often exchanging keys checking in on one another.**

**They really enjoyed the convenience of being 45 mins from both Bush and Hobby airports.**

**Locally there are restaurants, shopping, movie theater, 18-hole golf course, boat ramps, bowling alley and the Eagle Point Recreation Club.**

**Sellers feel it truly is the best of both worlds for location big city with the country charm and privacy!**

\*\*\*Primary bathroom light fixture; fixture will be replaced by seller with seller selected fixture.\*\*\*