

# Notes About 4734 Geneva Drive

- **Plumbing** – All old galvanized pipes in home replaced in September 2017 by Texas Divine Plumbing with PEX tubing and Uponor fittings. Plumbing lines replaced from start of where the main line comes into the house and all new valves were installed for the entire house including upstairs Apartment/Game room.
- **Heating Ventilation and Air Conditioner** – New Payne 5-ton 14 seer air conditioner and new furnace installed by ARS through Home Depot in September 2018. Unit has Nest thermostat with ECO energy saving mode.
- **Garage Studio Apartment** – Living space above the 3-car garage is 570 square feet that has a full-size refrigerator that stays, kitchenette (full size electric cooktop stove), small mini bar as sink, full bathroom with shower, and new carpet (September 2020). The garage apartment can be accessed from the stairs inside the garage and from the outside stairs leading up to the wooden deck overlooking the pool.
- **Decks** – there are two decks. An upper deck that can be accessed from the garage apartment and the lower deck next to the pool.
- **Pool** – A large inground swimming pool that measures 42 feet x 15 feet and has a rectangle/oval blended shape which holds approximately 20,000 gallons. Within the measurements is a 4'x12' Jacuzzi that can be heated. The pool heater can heat the entire pool, but it is not advised. Pool has a D.E. filter with a 2-horsepower pump. Pool was replastered in September 2019, however minor plaster discoloration.
- **Kitchen and Bathrooms** – the kitchen and both full bathrooms in the primary residence have updated granite counter tops.
- **Attic opening/storage** – Home has 5 attic openings that can be outfitted for storage and storage beneath the garage stairs inside the home and in the garage.
- **AT&T Fiber 1 GIG internet** – home internet was upgraded to AT&T Superfast 1Gig internet in March 2020.