

19310 Water Bridge Drive

Feature List



The house is located just 1.5 miles from Highway 99, providing quick access to Highway 290 and Interstate 10. There are numerous dining options in the area, and new businesses are springing up daily.

Bridgeland will eventually feature over 250 miles of interconnected trails, 900 acres of lakes (stocked with 238,000 fish), multiple pools, and a host of parks and activity centers.

About this home

This home was designed and built by the top-ranked builder Trendmaker, in 2011, and we moved in on March 28, 2012. During construction of the house, we visit 4-5 times a week to inspect the progress. If there was anything that didn't meet our exacting standards, we contacted the construction superintendent and had it corrected.

The view certainly speaks for itself, and is absolutely gorgeous during the spring, summer and fall. Many beautiful birds congregate around the lake including Mallards, Great Heron, Northern Crested Caracara, and on occasion, Bald Eagles have been spotted fishing on the lake. We love sitting in the breakfast area watching the birds while we dine. It is what we will probably miss the most!

It should be noted that despite receiving 34+ inches of rain during Hurricane Harvey, the house did not come close to flooding.

The list below reflects some of the approximately \$50,000 in additions and upgrades to this house.

Upgrades and Features

- **Whole-House Generator** – A 20 KW Kohler generator will power the entire house, including both air conditioning / heating systems, during a power outage. The system is fully automatic and runs on natural gas. The generator has been serviced twice a year by the dealer since installation.
- **Water Softener** – There is a DuPure water softener located in the garage. Since it is located indoors, it isn't subjected to the sun's harmful rays, freezing temperatures, or the elements, which should result in a longer useful life. The system has been serviced annually by the dealer.
- **Hurricane Upgrades** – Precut plywood shutters and PLYLOX hurricane clips are included with the home. The master bathroom window is pre-drilled to accept Panelmate anchors. The spacious pantry was built with $\frac{3}{4}$ " plywood and is reinforced with aluminum straps. The upstairs windows in the game room, the window to the side of the front door, and the back door window are covered with 3M 8-mil security film.
- **Dual Ovens** – Great for holiday meals and entertaining.
- **Custom Window Treatments** – There are custom window treatments, including draperies, plantation shutters, and retractable blinds throughout the home.
- **Termite Barriers** – The first-floor studs of the house have a termite treatment, and all penetrations in the foundation have shields to prevent termite entry.
- **Bathroom and Bedroom TVs** – The televisions in the master bath and master bedroom, including mounting hardware and wiring, will be included in the sale of the house.
- **Garage Sink** – Great for cleanup after projects, washing the car, etc.
- **Spacious Attic with Dual Access** – You can enter the attic via either the full-sized door adjacent to the game room or through the access stairs in the garage.
- **Overhead Storage in Garage** – There are numerous sturdy overhead storage shelves in the garage.
- **Ceiling Fans** – There are ceiling fans in all bedrooms, the master bath, and two on the back porch (the back porch fans were replaced with new Hunter fans in 2020).
- **Full Metal Fence** – The house is surrounded by a metal fence that was completely refurbished and repainted in the summer of 2020.
- **Coated Garage Flooring** – The garage has a beautiful, durable floor that is not only aesthetically appealing, but very easy to maintain.

- **Video Surveillance System** – There are eleven outdoor security cameras that connect to an on-premises Specotech video recorder that cover the side gates, driveway, and back yard. All of the cameras can be monitored remotely on a mobile device.
- **Fireplace with Optional Blower** – Whereas most fireplaces are essentially decorative, the additional blower actually circulates air through the fireplace making it a highly-effective heat source.
- **Security System with Enhancements** – The security system has the optional dedicated cellular connection to the security center so it can still send an alert if the phone lines are cut. A motion sensor was added to the master bedroom and glass breakage detector in the master bathroom. Two very loud siren horns were installed that are directed outward through the soffits.
- **Sound System Speakers** – The living room has four surround-sound speakers, and the breakfast area and dining room are wired for sound (though no speakers have been installed). There is also wiring for volume controls in the breakfast area and dining room.
- **Back Porch Upgrades** – There is a natural gas grill connection, three lights, and two electrical outlets on the back porch.
- **Backyard Flood Lights** – Two independently-switched floodlights are strategically placed to illuminate the entire back yard.
- **Game Room Enhancements** – An oversized closet (with two electrical outlets), a dedicated 20-amp electrical outlet, toilet area, raised floor, and 18 inches of sound-deadening insulation were added to the floor of the game room. The game room also has its own dedicated heating and air conditioning system.
- **New Smoke Detectors** – All smoke detectors were replaced in the summer of 2020 with a model that has a built-in lifetime battery.
- **LED Lighting** – Incandescent lights have been replaced with LED lighting in key areas, including kitchen, breakfast area, game room, and mud room.
- **Under Cabinet Lights** – Under-cabinet fluorescent lights illuminate the countertops in the kitchen.
- **Kitchen Water Filter** – There is a water filtration system built into the kitchen sink.
- **Lawn Sprinkler System** – A zoned sprinkler system covers the yard and all landscaping.