

Features & Updates

FEATURES:

- Spacious Lot
- Sizeable front yard w/ impeccable landscaping
- Beautiful Stone Exterior
- Soaring Arched Entry
- Crown Molding
- Large Windows for lots of natural light
- Chef's kitchen with gas range
- Built-in open shelving
- Kitchen open to family/breakfast room
- Two Sizeable Master Retreats with room for sitting area (one up, one down)
- His and Her Spacious walk-in closets
- Dual sinks
- Large soaking tub
- Peaceful backyard oasis with mature trees
- Covered patio for entertaining
- Oversized 2 car garage with golf cart bay
- Large mudroom off garage
- Laundry room with storage

UPDATES:

- All concrete and driveway coating (2016)
- New Heater (downstairs 2019)
- 3 HVACs (2005, 2007, 2011)
- 3 H2O Heaters (2012 & 2013)

WATER HEATERS

- **Downstairs**
 - Bradford White // 40 gallon
 - RE340T6 // 1NCWW- 506
 - Installed 12/2/2019 by : Reed Wahle (Montgomery TX 77356)
Tel: 281 908 4553

- **Upstairs in Attic** - *Both units are fitted with FLOOD STOP to prevent water flood accidents.*
- **Unit 1:** Farthest from Attic Stairs Opening
 - RHEEM // 50 gallon
 - 82 V 52 // RH0141 336970
 - Installed 04/24/2013 by: Mike Robinson (Montgomery TS 77356)
Tel: 936 689 1165
- **Unit 2:** Closest to the Attic Stairs Opening
 - RHEEM // 50 gallon
 - RHEPRO 52-2-A // RH0341203648
 - Installed on 10/19/2012 by: John Moore Services Houston TX 77064
Tel: 713 730 2525

Air Conditioner Units

- **Left side of the house** -*services the additional full-service room in the back*
 - Lennox 13ACD – 018 – 230 - 02 // 5807L19024
 - Installed by **Doyle Construction** when addition was made in 2008
- **Right side of the house** -*2 units which service the main part of the house*
 - Unit 1: services downstairs part**
 - Installed 09/08/2011 by Lone Star Repair of Houston Tx
 - Air Handler in attic Rudd RHSL HM3617 JA // W2611 29318
 - Pan fitted with overflow stop
 - Condenser at grade Rudd M13AJN36A01 // 8392WS011 01904
 - Unit 2: services upstairs part**
 - Installed 07/09/2014 by RLC Services
 - Air Handler in attic ARUF 36C14 // 1406 218 677
 - Pan fitted with overflow stop
 - Condenser at grade Goodman GSX 130361 // 1404 237 901