

# Upgrades and Special Features

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8316 Merlin Drive  
Houston, TX 77077

- Slab Tek pier and beam foundation, superior design, 3500 PSI
- Extra wind bracing in framing meeting Cat. 4 hurricane standards
- Spacing of floor joist reduced to provide a more solid upstairs floor
- Fully foam insulated
- Energy efficiency double pane Low-E 366 windows
- Wainscoting all around house with real stone
- Rinnai on demand tankless water heater, energy saver and long lasting
- Perfect Lite installed custom outdoor landscape lighting in front and back yards and set up timer stations for special holidays.
- Lifesaving home fire sprinkler system built in garage with sprinkler heads installed throughout which could significantly reduce damage to the house and allows discount on house insurance
- Residential Waupack elevator, winding drum, 1000 lb capacity
- Gourmet kitchen with custom cabinetry, upscale Viking stainless steel appliances, oversized island and extra lounge area
- Existing main room sound system set-up for surround sound upgrade
- Lovely owner's retreat with sitting area, coffered ceiling, executive bathroom, exceptional dual closets with seating and built-ins
- Hidden bookcase door / closet adjacent to owner's retreat
- Game room with stone fireplace, built-ins, wet bar and inviting outdoor balcony
- Third floor bonus / storage room or unfinished attic with elevator access easily converted to media room
- En-suite secondary bedrooms with walk-in closets
- Upstairs laundry room
- Home Pro security cameras outside
- Great sounding multiroom sound system operated via your cell phone and able to play different music in different zones
- Chef's paradise, luxurious stainless steel outdoor kitchen with granite countertop, tv, indirect lighting and stone fireplace
- Huge backyard, large enough for a pool, features fountain, swing arbor, walkway and seamless putting green
- Full lawn irrigation system
- Oversized garage with two spacious built-ins and tv
- Accent lighting on house
- Highly rated schools
- No damage from recent winter storm

Bedrooms: 3  
Bathrooms: 3.5  
Stories: 2  
Square Feet: 3,756  
Year Built: 2014

Custom  
Stunning  
Exquisite  
Home in  
Memorial  
Villages!