

## 20222 Calliope Knolls Drive.

- Home is the “showcase” home of North Lake at Gleannloch Farms. Curb appeal featured on North Lake billboards from beginning of gated community launch!
- Home is nestled in optimal corner of the neighborhood with best of all options.
  - Beginning of double cul de sac street, so best access to green space (large area so no home to one side with best access to common space), private and secured access gate at back of gated community and easy walk and view to walking lake trail.
  - Best neighborhood access to Frank Elementary and secured gate

### Exterior upgrades

#### Patio

- Home has the following additional upgrades since build. Owners are original owners:
  - **Enormous extended covered patio added (~445 sq feet).** Patio added with all original builder materials to match exactly to the build of house. Same paint, same wood features and panels as original home materials.
  - **Added Elite Roof on 10/24/17 to backyard roof.** Specialized Roll Roof that prevents any leakage and designed for fast flow of water. Zero leak premium roof design. (Cost \$5,840, maintain receipts to this reputable Houston company (Elite Roofing)).
  - **Outdoor Kitchen** added with build in Jenn Air gas grill, stove top, Bar sink, ice maker and access doors and drawers. Kitchen body also matched to exact materials of original house, for seamless look.
    - New refrigerator added April '20
    - 6 new fans span the backyard to give plenty of ventilation
    - Added shade screens
    - Flagstone has brilliant premium thick hand-picked stones

**Cost: ~ \$60K**

#### Pool:

- Pool added in 2014. Pool is from Blue Ocean Pools. Great service, strong reputation builder. **Pool is very low maintenance, owner maintains himself with simple pool tab maintenance.** Fountains and water fall features throughout. Pebble Tec.
- Maintain all paperwork and receipts to work orders.

**Cost of Pool and Deck: ~ \$70k**

#### **Addition of further decking and SPA:**

- Added deck and SPA in 2018. Spa has Gazebo with privacy shades.

**Cost: ~ \$17K**

## **Other exterior additions:**

- Built in adjustable basketball rim in courtyard. New backboard. \$2.5K
- Gutters added through home. \$2.5K
- Side fencing professionally stained in 2018. \$2K
- Professional landscaping throughout front and backyards. Shrubs in back and side of homes added to provide wonderful privacy from both side and behind home. They were cut after abnormal Freeze this year, but will grow easily to over 12 feet again and provide complete privacy within a year to 18 months. \$10K
- Sprinklers added throughout front and back of home.
- A/Cs regularly maintained with new coils added last year!
- Flagstone added to both side walkway and in front of home.
- Rodent Proofed entire exterior of home with mesh in all areas of brick and of roof openings \$1.5K
- New Hayward Filter Pump (March of 2021) put in Pool.

## **Interior of home upgrades**

- Wood flooring added throughout 2<sup>nd</sup> floor, master closet, and to stairs.
- Gas log fireplace
- Security Camera system throughout exterior of house with downstairs one screen view of 6 camera angles! Also additional Master Bedroom view of all cameras installed for convenience at night!
- Primary closet features additional built ins
- Finished storage room on 2<sup>nd</sup> floor for easy access and storage

## **Notable unique home features:**

- **Location!** This home is in premier location where you can walk to Frank Elementary, access to basketball, baseball and track fields. It's also walking distance through the neighborhood lake path to Subway, MOD and even HEB!
- PEX manifold system allows for specific areas of the home water to be shut off (room by room), without interrupting water flow throughout home. Very useful during the freeze!
- Two kitchen sinks (additional sink on Island).
- Side of home doggie door added in backyard to maintain pet from soiling areas in main yard.
- Invisible fence installed in courtyard for pet.
- Fire Dept is only two blocks away; walking distance access is good for insurance.
- **Unique Over sized 5<sup>th</sup> bedroom**, with privacy from rest of home, situated over the one-car garage.