

IMPROVEMENTS 241 PROMENADE STREET E:

Main House:

- New roof with high-impact shingles - 2021
- Eero WiFi system
- New windows
- All 4 HVACs since 2015. Each have 4 inch merv 16 high capture anti virus air filtration
- New coffered ceilings in family room with new molding throughout
- Whole house wired for surround sound in every room
- Boston acoustics in wall speakers downstairs
- All 5 complete bathrooms gutted and remodeled with new floors, tiles, sinks, toilets, plumbing hardware, and valves were replaced
- New Kitchen remodel
- New Subzero refrigerator
- ACS commercial range
- Entire home outfitted with new custom lighting – 100% LED fixtures and cans
- New reverse osmosis water system
- New whole home water conditioner and softener
- Window Coverings
- Auto silhouette coverings in Owner's Suite
- New commercial grade fans in every room with remote controls
- Painted interior house

Exterior:

- All new landscaping, sprinkler systems, and lighting replaced in 2020
- Houston LightScapes LED exterior lighting – front and back yard
- Caldera Cantabria 8 person Hot tub with sound system, LED lighting, and waterfalls
- Repair boat lift/house with new boat lifts, motors, and cabling. Boat lift can accompany 10,000 pounds and 2 jet ski lifts.