



What Buyers Want to Know

UPGRADES

Wi-Fi 7-Day Programmable Thermostats	2021
New flooring in entry, bath, and laundry	2021
Remodeled kitchen Kraftsmaid solid oak cabinets, soft-close, under-counter LED lighting Quartz countertops, Stainless Steel Jenn Air dishwasher & microwave, Double oven range with 5 burner cooktop (gas)	2016
Seamless gutters with extra heavy duty hangers, leaf guard screens, over-sized downspouts	2012
Repainted house exterior	
14'x14' covered patio with twin ceiling fans and flood lighting	
Shed (10x16 - HOA approved) vinyl flooring, Hardie soffits & fascia, steel door, hurricane proofed construction with tie down, Motion sensing night lighting	2012
All baths upgraded with granite countertops, new fixtures, ceramic tile	

INCLUDED IN SALE

Stainless Steel Samsung side by side fridge in the kitchen
White washer and dryer in the utility room

EXCLUSIONS

The iris bulbs in the front will be thinned as well as the amaryllis in the backyard

AGE OF SYSTEMS

Roof: 30 year GAF architectural shingles Hardie Soffits and fascia with sealed, painted joints and soffit inset screen added	2008
HVACs: Custom 6 ton upgrade (from 5 ton) Amana Prestige Ultra, Dual zone 14.5 SEER (as per Andy Katy Air - installer)	2015
Water Heater: Platinum series 50 gal	2014/2015

EXTRAS YOU WILL LOVE

- KISD schools
- Never flooded
- Low \$400 annual HOA (community pool, playground and tennis courts)
- Double sided 6' privacy fence with gate to several acre mowed open property behind house (no build easement) - No neighbors to rear
- Extensive custom shelving added throughout
- Extra large whirlpool jetted tub in master
- Wired for cable (coax and Ethernet hardwired to most every room)
- Storm windows
- Sprinkler system (6 circuit timer controller with rain suspend/delay monitor)
- Glass fireplace screen with remote controlled gas log
- Large ceiling fans with remote controls
- Skybell video doorbell (cell phone control/access with no monthly fees)
- Extensive cabinets, counters and work benches built into garage
- Sustainability supply kit (tile, entry flooring, shingles, shutters, touch up paint, cedar siding, bricks, ceiling fan, sprinkler system parts, etc.)