

Virtually everything in the home is new between the concrete slab and the roof. This full scale remodel was created after 2 years of planning using a professional architect, engineer, high end interior designer and two 20 year veteran home builder/remodelers. This home was meticulously designed to be extremely energy efficient. It features new high R value, (thick/dense), insulation in the attic and exterior walls, insulated/Low-E windows, and a very efficient remote programmable 4 seer HVAC unit with HEPA filter, with all new insulated ductwork as well. HVAC can be controlled by wall control pad, or from anywhere using your phone via the free Sensi app. Electric bills in 2020 ranged from \$62.40 in winter months to \$122.06 in summer months. Gas bills ranged from \$54.05 in winter months to \$20.85 in summer months. Both sets of bills are on the table for viewing. This is extremely inexpensive compared to equal size or even most smaller homes. A comparison to other sold homes of this size showed an average \$2,600 annual savings on combined electricity/gas bills. A \$26,000 savings over 10 years.

This unique home with newly designed open floor plan also features new PEX plumbing throughout the house with upgraded copper refrigerator line. Updated electrical with new electrical box and new GFCI plugs throughout. New Signature Select 50-gallon 40,000 BTU water heater with 43 GPH Recovery at 90 degrees for family of 5+. European soft close hinges and drawer guides throughout entire house. New Sherwin Williams paint inside and out, new recessed lighting with dimmer switches in every area and new powerful ceiling fans throughout. All ceiling fans have their own remote control. New lightweight aluminum attic ladder. New hardwood floors throughout and all new tile in the kitchen and bathrooms.

The beautifully created master suite has a large spa like bathroom with a huge 2 + person curbless/frameless shower with multiple shower heads. Custom designed and built solid wood double vanity which is stained vs. painted for a richer look, and has a different color quartz vanity top to make it more exclusive vs. the secondary bathrooms. (All bathrooms have new custom built solid wood vanities.) A new top of the line Brenham acrylic insulated clawfoot tub with Tolvana freestanding tub faucet with hand shower. It also has a programmable thermal heated floor that is a great feature in the cold months. No more stepping on cold tile. The primary walk in closet has custom built-in solid wood shelving and chest of drawers and an added window for natural lighting and fresh air.

The custom curved bar top was skillfully crafted from 1 whole seamless piece of the very rare, "never seen before", high end natural quartzite. (Quartzite is stronger and harder than granite). This was also used for the kitchen countertops. It matches perfectly with the stainless steel brick backsplash. The bar top is supported by super strong custom-made solid wood corbels that were stained to match the wood floors. The kitchen has custom built solid wood cabinets with adjustable under cabinet lighting and an undermount stainless steel double sink and stainless appliances. Double crown molding in most of the house with single in a couple areas. New sink and shower fixtures throughout with additional hand held fixtures in every shower/bath. All 3 secondary bedrooms are exceptionally large and bigger than most if not all ranch homes in the surrounding area. All big enough to accommodate a king size bed and furniture and/or children's play area. All bedrooms also have bigger/more windows than most comparable homes for better views and natural lighting. There is a separate office and a large laundry room with new stainless steel utility sink and new custom solid wood cabinets with a ton of storage space.

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The unique garage is completely customized and finished and has custom built-in solid wood tapered shelving, (to walk past without having to crouch down), with a lot of storage space. Epoxy painted floor and a solid wood bead board ceiling with 2 huge super bright light bars. The garage is freshly painted to match the interior. It also has a custom oversized garage door that is factory painted to match the exterior paint. \$9,200 spent to customize the garage.

All the old insulation in the attic was removed, then professionally vacuumed out using an industrial insulation vac to remove every last speck of dust and debris. Then every light fixture, wire hole, plumbing line hole, etc. was sealed so no air or dust could get through. Then brand new super thick, high R value (energy efficient) insulation was installed in the attic as well as all of the exterior walls. \$20,000 was spent in the attic alone including the new HVAC with HEPA filter and new ductwork. All this was done to make this home extremely energy efficient and have dust free healthy air.

There is all new exterior lighting with multi function programmable motion sensor backyard lighting. Programmable 6 zone yard sprinkler system and programmable foundation soaker hose. French drain added in backyard. Three new separate back doors for convenient backyard access. Two of the back doors are "blinds within the glass" doors. From April to November when the trees are in bloom, the backyard is almost completely hidden by lush green foliage. Also, a natural canopy blooms over the large two seating area patio keeping it out of the sun. All things considered, this is truly an incomparable one of a kind home.