

## **ATTRIBUTES AND UPGRADES**

**4751 Butterfly Path Dr  
Humble, TX 77396**

3308 square foot home on private cul de sac and no back neighbors – no line of sight into yard by any neighbors

Exclusive gated community with 24 hour guard service

Multi-gated entry/exit. Visitor call service alert from guard house on request and individual restricted access on request.

Community amenities include pools, volleyball courts, tennis courts, fitness center, basketball courts, covered bus stops for kids going to school, 5 playgrounds and a splash pad pool for kids with slide and pirate ship.

Lighted fountains at entrance and throughout community

Smart home technology – wired and wireless whole home.  
Ethernet and Coaxial wired to every room.

Built in 2007

Chesmar home

4 bedrooms and 3 ½ baths

Media room

Gameroom

Office with French doors on first floor

Dual zone AC. Coil replaced 2019

Open concept living from kitchen to den with potted recessed lighting

Tall ceilings and arched doorways

Large kitchen with granite counters and 42" cabinets

New Kitchen Aid appliances including 4 burner gas stove, double oven and microwave.

Samsung dishwasher and refrigerator. Refrigerator stays with the house

Frigidaire freezer in the garage – also stays with the house

Reverse osmosis filtration system for drinking water made by Ionics.

Whole house water treatment system with water softener also made by Ionics. Same system as used by NASA. Currently serviced by Aqua General

2x full size water heaters – always plenty of hot water

Genuine wood flooring and 17" tile down

Master suite on 1<sup>st</sup> floor

Master bath with granite counters, walk-in shower, his and her master closets, dual sinks and Royal whirlpool jacuzzi tub. MOEN fixtures in bath and shower

Newly replaced Berber carpet up along with genuine wood (2019)

Whole house surge protection system by Siemens installed at the breaker

Richard Grey Power Delivery System for living room home audio and media room. Includes 3 dedicated power lines in living room for superior power and quality

Dual pane glazed efficiency windows

Large windows allowing for plenty of natural light

Ceiling fans throughout

2 car garage with open/close sensor linked to home alarm

Radiant barrier insulation in attic and blown in insulation

Hard wired alarm including window sensors, glass break sensors, motion sensors, 2 cameras and kick proof reinforced doors at front and rear. Wireless technology for remote camera viewing, along with remote arm/disarm capabilities

Walking distance to shopping, eateries and movie theater.

Easy and quick access to downtown, Medical Center, and Galleria

4 miles to East Tex Park and Ride for commuting is desired

Short distance to Dwight Eisenhower and Deussen parks

Short distance to Generation Park

Garage refrigerator stays with the house

HUGE back green space offering space to play and privacy. Great for running, cycling, walking, and hiking. Plenty of deer in the morning and at night in the green space.

Multiple neighborhood lakes with paths for walking or running

House has been well serviced and maintained.

Custom built 100% cedar fence around property with 2 large oversize gates with viewing windows for dogs and kids.

Never flooded

Prepared by Seller:

A blue square logo with the letters 'DS' in the top right corner, followed by a stylized signature 'UB' in blue ink.

9/8/2021