

30142 Southern Sky Dr.

Willow Creek Farms

Upgrades/ Additions

Interior Home Improvements That Stay With The Home:

- * COREtec Plus Vinyl Flooring throughout downstairs (no carpet downstairs)
- * Custom made heavy duty 2-1/2" wide window blinds (all windows)
- * Custom Solar Solutions Ceramic 30 window film on all windows
- * Custom built wood shelving units in living room on either side of fireplace
- * Custom fabricated gate at staircase to match stair railing (for pets and children)
- * Laser cut decorative wood window inserts and entry chandelier medallion
- * Chamberlain electric garage door opener
- * Texas Water Softeners water purification system
- * Oversized ceiling fan installed in living room (remote controlled operation)
- * Custom built wood storage shelves & work station in garage
- * Glass frosting installed on master bathroom shower surround
- * Ultimate game room with faux wood beams, custom light fixtures, custom built pool storage rack and matching curtain rods, built-in entertainment cabinet, custom built solid wood doors leading into media room, dart board feature with dedicated light (traditional or electric), wood paneling, and custom stucco/ brick finish on walls
- * Raised seating deck in media room. Carpeted with recessed motion activated lighting
- * Ceiling fans installed in all bedrooms
- * Curtains at (5) living room windows to remain
- * Wood decking installed in attic to expand storage capacity and access (holiday storage & then some)
- * Storage shelving and racks added to master closet
- * Custom jewelry cabinet in master closet to remain
- * Kitchen pantry spice rack on door

Exterior Home Improvements That Stay With The Home:

- * Professionally designed irrigation system and wifi compatible controller
- * Landscaping in front & backyard including: Granite gravel paving, landscape drainage lines and catch basins, native texas plantings throughout for seasonal blooming and butterfly/ hummingbird attraction, landscape lighting in front yard, flagstone stepping stones, and metal edging at planting/ turf edges
- * Mosquito Misting System by 'Mosquito Max' - Multiple nozzles throughout exterior (front & back) which operate by a controller and can be manually activated with key fob device
- * Large storage shed built on top of a poured concrete slab in backyard
- * Swimming Pool & Spa - Beautiful swimming pool with spa, water scuppers, raised stone and tile wall, flagstone pool coping, colored concrete pool decking and walkways, paving drains, (3) LED pool lights, pebble finish pool plaster, ozone water sanitizer, pool and spa heater, (3) entry steps 5' depth, and swim out bench
- * Gutters installed around entire perimeter of home

Smart Home Features & Upgrades

Interior/ Exterior Features That Stay:

- * Home security system with doorbell camera, wall panel with smart screen, electronic back door lock with key pad and remote lock/ un-lock capability, interior glass break sensors, motion sensor, window and door sensors, and carbon monoxide sensor
- * Home Audio System - Operated by HEOS Home Audio Application. Includes: (3) Denon Wireless Pre-Amplifiers for the Kitchen, Game Room, & Patio Systems. Kitchen and game room each have (2) built in ceiling speakers. The patio system has (4) exterior speakers and (1) subwoofer. All are operated by a phone or device application and can play independently from one another
- * Media Room - 5.1 Home Theater System w/ receiver, Polk Audio speakers, subwoofer, universal remote control, HD 1080P (2D & 3D) projector, 120 inch white screen, in wall wiring including commercial grade electric cord and HDMI cable for the projector, and storage cabinets (to remain) Harmony universal remote control operates all theater systems plus lighting/ dimming
- * (6) Electric media room chairs with reclining backs and foot rests (to remain)
- * Lutron Caseta Smart Bridge Pro - Includes (4) in-wall light switches w/ dimmers. Can be programmed and operated by the Lutron App. Locations include: Front door entry light, Garage exterior light, Media room theater lights (overhead and wall lights)
- * In-wall wiring and connections at living room wall mounted tv above fireplace
- * In-wall wiring and connections for office wall mounted television (includes wall outlet)
- * In-wall wiring and connections for master bedroom wall mounted television (includes wall outlet)
- * In-wall wiring and connections for game room wall mounted television (includes wall outlet)
- * Wifi Range Extenders - (1) in NE bedroom #4 and (1) in downstairs kitchen ceiling
- * Upstairs and downstairs Ecobee thermostat controllers with (2) room area sensors
- * Exterior security cameras including: (4) High definition 1080P (day & night) exterior cameras which are operated by an IP System (network video recorder) with 2 terabytes of storage. Cameras positioned (1) west side of home, (1) east side, (1) back door/ patio, and (1) at front entry/driveway
- * Exterior Swimming Pool Television - Includes a SunBright Exterior Grade TV mounted on the house with a swivel post. Operation of this system is through a Control4 controller. Sound runs through the outdoor HEOS speaker system. Operate from your smart phone or use the universal Control4 remote control.
- * Swimming Pool - iAquaLink System. This system allows the user to control all of the swimming pool systems (heaters, pool lights, spa mode, pool mode, water feature, etc.) through a smart phone application or the hand held remote.

Updated/ Replaced Items:

- * Dishwasher has been updated 'Whirlpool' (2 years old)
- * Kitchen disposal replaced Badger 5XL-1 InSinkErator (1-1/2 years old)
- * Built-in microwave upgraded 'Frigidaire' (2 months old)
- * Upstairs in-attic evaporator coils replaced (4 months ago)
- * All new lightbulbs throughout house

Misc. Notes

Notes/ Negotiable Items:

- * Master bedroom television & wall mount to remain
- * Long horns above living room tv -- Open to leave upon negotiation
- * Pool table at upstairs game room -- Open to leave upon negotiation
- * Upstairs piano to remain
- * Dining room table and chairs -- Open to leave upon negotiation
- * All curtain rods and curtains to remain

Items That Will Not Remain:

- * All furniture and beds
- * Kitchen refrigerator
- * Washer & Dryer
- * Outdoor patio furniture and table
- * Outdoor grills
- * Outdoor tiki decorative flowers
- * Outdoor metal decorations
- * Outdoor pots
- * Kitchen Sink Reverse Osmosis System
- * Sonic Ice Machine
- * Dart board
- * Garage deep freeze
- * Garage tools and equipment
- * Outdoor storage lawn equipment