

303 Coral Court
Surfside Beach, Texas 77541

Additional information & list of upgrades

303 Coral Court is second to none considering the air and water purification upgrades. The entire home has a centrally controlled full-time dehumidification system, a whole-house electronic air cleaning system, a centralized UV microbial air purification system and a whole-house water filtration system. There is also a reverse osmosis drinking water system that supplies the refrigerator and sink with clean, purified water and ice.

The electrostatic air cleaning technology by REME HALO kills all air borne viruses. This home is a perfect if you suffer from allergies or asthma. The air purification removes all of the damp ocean air tastes and smells from inside the home. The heating and cooling system is controlled by Google Nest smart thermostat.

There are premium hardwood floors throughout, 10' high ceilings with custom 8' six-panel doors and premium quality kitchen counters and cabinets with stainless steel appliances.

The ground level garage includes breakaway walls in compliance with storm regulations, but has been sealed inside with rigid foam insulation, fully lined with pegboard for those organized handymen and is dehumidified, affording the luxury of vehicle and tool storage that is not exposed to the salt air. This also allows for an internet-connected garage door opener - a rarity on the island.

This property does not have standing water in the event of storms and all the metal, hammock hooks and screws under the house have been upgraded to hard-to-find marine-grade, 316 stainless steel.

Any furniture in the home is also included in the sale.

Air: In addition to the central air/heating system, the following upgrades have been made:

centralized, in-duct whole-house air purifier, electrostatic air cleaning and dehumidification

Reme Halo whole-house in-duct air purifier, eliminates particulates, microbial and gases

Aprilaire model 1850 dehumidifier, w/remote wall panel controller (5 yr warranty)

Aprilaire model 5000 electronic air cleaner (5 year warranty)

Water:

whole house carbon filtration and water softening, reverse osmosis drinking water in kitchen and fridge (ice and water)

Culligan F75 backwashing carbon filtration system

Culligan HE9 water softening system

Culligan AquaClear 400 reverse osmosis drinking water system, with an upgraded arsenic filter