

UPGRADES & SPECIAL FEATURES

6107 E Balsam Fir Circle, Spring, Texas 77386

Exterior:

- 165 Feet of Waterfront with Dock and Added Hose Line
- No Building to be Done Across the Lake
- Wrought Iron Fence Surrounding Entire Property with Electric Gates & Fence to Split Front & Back Yard (Great for Pets!)
- New Pin/Key Pad Added to Front Entry Gate for Improved Accessibility
- Outdoor Kitchen, Bar, Fire Pit, Park, Bench Swings, Walking Trail & Fountain
- Salt Water Pool & Spa with Upgraded Polaris Cleaner
- Beautiful Custom Landscaping, Fruit Trees & Custom Irrigated Planter Boxes
- Many Updates to Landscape Lighting, Underground Electrical & Drainage in Both Front & Back Yard
- Pedal Boat Comes with the Home (Kayaks (2) & Kayak Stand Excluded)
- 28 Zone Sprinkler System (Wall Unit in Garage)
- Water Well & Aerobic Septic System
- Upgraded Exterior Lighting Package
- New Outdoor Fans on Backyard Terrace & Balcony
- New Backyard Outdoor Speakers
- Custom Gutter System
- Half Moon Driveway with Plenty of Room for Parking
- Exterior Security System & Cameras Convey with the Property
- 48KW Backup Generator & Transfer Switch
- NEW \$40K ROOF INSTALLED IN 2020 (See Warranty & Info Attachment)

General Interior:

- Beautiful Travertine Floors (Recently Cleaned & Polished) Throughout 1st Floor of Home
- Interior Dome Ceilings, Tray Ceilings & Groin Ceilings
- Custom Paint
- Upgraded Interior Lighting Package
- Soaring Ceilings
- 2 Staircases
- Texas Basement in Gym Area on 2nd Floor (Huge Bonus Storage Area!)

- (4) 20 SEER A/C Systems (1 recently replaced for 2nd Floor)
- Upgraded Internet Access Points Throughout Home & Backyard

Media Room:

- Custom Wood Stage
- Red Velvet Theatre Curtains
- Starry Night Light Feature on Ceiling
- New 4K HD Projector & Remote in 2021 (\$4-5K Upgrade)
- Media Room Furniture & 4 Tables are For Sale (Please See Separate Attachment for Info)

Dining Room & Other 1st Floor Primary Bedroom:

- New Chandeliers

Gym/Possible 6th Bedroom:

- Mirror Wall

Laundry Room:

- Washer & Dryer Come with the Home!

Bathrooms:

- Glass Installed in Secondary Bathroom Showers on 2nd Floor

Garage:

- Over-sized 3 Car Garage with Porte-cochere
- Epoxy Garage Floors
- Custom Built Garage Cabinets & Overhead Storage
- Utility Sink
- Salt Water Softening System

**See attached inspection report listing various additional completed repairs/upgrades!