



2620 SUNDAY HOUSE DR

HOME FEATURES

Smart Home and Electric Features

- Whole home generator starts and stops automatically in the event of power loss and then restoration of power
- Most light switches and fans are z-wave enabled smart switches. Seller will leave the Vera z-wave controller.
- Smart door locks are z-wave enabled
- Equipped with a whole house surge protector at electrical box

Networking and Security

- Home is extensively wired for Ethernet
- Hardwired network security cameras, covering almost all of the exterior. Networking gear not included.
- Ceiling network drops are located by front door and in master bedroom if buyer chooses to install access point for wifi extension.
- Wiring aggregates in attic
- Alarm system includes all windows and doors, motion sensors, monitored smoke detectors, CO sensor in living room and attic, and includes the "Envisalink" module that allows for internet based monitoring.
- All TV cable drops wired to digital antenna in attic, which enables visibility of all digital TV stations even when internet is down in a storm.

Energy Efficiency

- Attic is spray-foam insulated with proper AC ventilation for dehumidifying. Keeps attic at a comfortable temperature year round.
- Energy efficient LED bulbs in majority of house

Additional Features

- Custom closet system in Master
- Kitchen cabinets upgraded in 2018 with soft close doors and drawers, pots and pans drawers and corner lazy susan.
- Extensive landscaping with high-end accent lighting
- 6 zone sprinkler system
- French drain in back yard
- Extensive attic decking for storage
- Plumbed for water softener
- House has never flooded to seller's knowledge. No standing water even on the sidewalks during Harvey.

Appliances and Systems

- HVAC replaced with top of the line and highly efficient variable speed AC units - 2020
 - Water heater upgraded to tankless - 2019
 - Dishwasher replaced with very quiet Bosch unit - 2018
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