

## *Special Features and Upgrades*

*12411 Northpointe Ridge Ln, Tomball, TX 77377*

Master planned community that includes pools, playgrounds, tennis courts, and ponds with fountains

Approximately \$91k in upgrades

Whole house Generator installed in 2015

Exterior elevation with brick and natural stone

Coach lamps added to exterior

Covered front porch

Brick pavers on front porch

20'9" x 10' covered backyard patio

Stereo speakers in patio ceiling

Gas connection for outdoor grilling

Gutters and downspouts in front, back and sides

6-zone sprinkler system

½ HP chain driven garage door opener

One 16 ft garage door instead of two separate garage doors

8-ft fiberglass front door with side light panels

Open floor plan with unique architectural openings

High ceilings

Upgraded wood floors in dining room, primary bedroom and secondary bedroom

Upgraded tile entry, hallway, family room, kitchen, breakfast room, laundry room and second bathroom

Upgraded carpet in bedrooms 3 and 4

42-inch kitchen cabinets

Whirlpool 5 burner gas cooktop

Whirlpool stainless oven

LG stainless microwave

Whirlpool stainless dishwasher

Granite countertops in kitchen

Brushed nickel gooseneck faucet

Decorative tile backsplash with accent tiles

8 ft long granite breakfast bar with storage underneath

Natural stone fireplace with stone mantle and hearth

Surround sound ceiling speakers in family room

Integrated Internet and cable TV wiring to all bedrooms, family room, kitchen and rear patio

Granite vanity with his and her sinks in primary bathroom

Framed vanity mirrors in bathrooms

Medicine cabinets in bathrooms

2021 Primary bathroom upgrades including the walk-in shower and floor tile (approximately \$13k)

Decora light switches throughout

Polo doorknobs throughout

Plantation shutters on windows throughout

Ceiling fans in all bedrooms plus family room

Bayseal open-cell spray foam insulation in the walls and surrounding the attic

Attic is sprayed with Bayseal open-cell spray foam insulation. Attic is also temperature controlled (a/c vents in attic)

Benefits of Bayseal:

- Super energy efficient/ Reduces energy consumption

- Offers sound attenuation properties

- Restricts moisture transmission

- Provides a seamless air barrier

- Promotes Better Indoor air quality

- Does not shrink or settle