



PARADISE - TRULY A MUST SEE

WORK FROM LUXURY HOME PARADISE | 30 MINUTES FROM DOWNTOWN | GOLF CLUB OF HOUSTON THE PREMIER GOLF COURSE | 10 MINUTES TO AIRPORT

WHAT WE LOVE ABOUT OUR HOME



Smart Everything !!!

Evenings and weekends in an outdoor paradise!

Two home offices;

Watching our son excel at golf while attending the finest instruction in Houston @Golf Club of Houston;

Lazy Saturday with the guys at Golf Club of Houston;

Pet doors (iPhone integrated) and pet designated areas;

Media room to watch movies on rainy days; or shoot pool and drink scotch while watching sports in custom game room;

Huge kitchen and wine bar downstairs for large gatherings;

Fly Fishing in a lake behind the house;

Full Surround Sound in Living/Pool/Media Room, plus speakers in every room.

Ubiquiti access points throughout and outside for fast reliable network; state of art child protection online;

Huge master suite with custom built his/her closets; locks automatically leaving the home, unlocking when entering. Hidden safes in both masters;

4.5 garages, one of which is converted to a gym, no need to waste time driving to the gym, have the trainer come to you;

Second master tucked away upstairs with walk in closet and whirlpool bath;

Guest bedroom downstairs for elderly visitors.

Golf Club of Houston!!!



SMART HOME UPGRADES

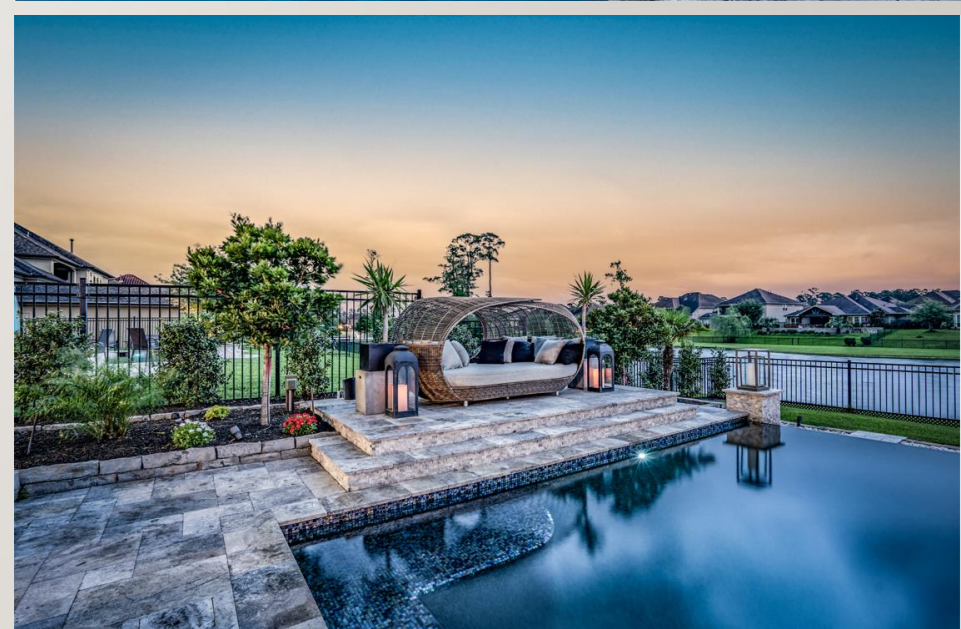


- (2) Nest Thermostats – Program client controlled schedules (iPhone integrated);
- Google Home – Central Management monitor in kitchen, shows all Google devices and Nest Interfaces, integrates other Google devices, broadcasts home messages;
- Nest Locks – (9) Locks exterior/interior, auto locks when you leave the home or after 5 minutes of door opening or can be scheduled. These locks are also in master bedrooms, and custom closets. iPhone integrated and can create temporary lock keys;
- Nest Cameras – (8) Outside Nest cameras view the property all sides, view remote for 60 days.
- Ring Smart Lighting – Lights come on with motion and trigger other lights to come on. Integrated into smart home;
- Hi-Tech Pet- (2) pet doors; one leading into custom dog yard and both are viewable by camera. Hi-Tech Pet doors controllable via iPhone, get notified if a pet is outside for too long; remotely controlled;
- Nuvo – Stream music to any room from iPhone;
- Alula – Smart Security system, auto alarm when leaving, schedule access from iPhone. Glass break sensors in every room;
- Ubiquiti Dream Machine – Foundation for Smart Home, IPS/IDS (3) Wifi HD Access Points Intrusion Detection/Prevention for kids state of art protection.

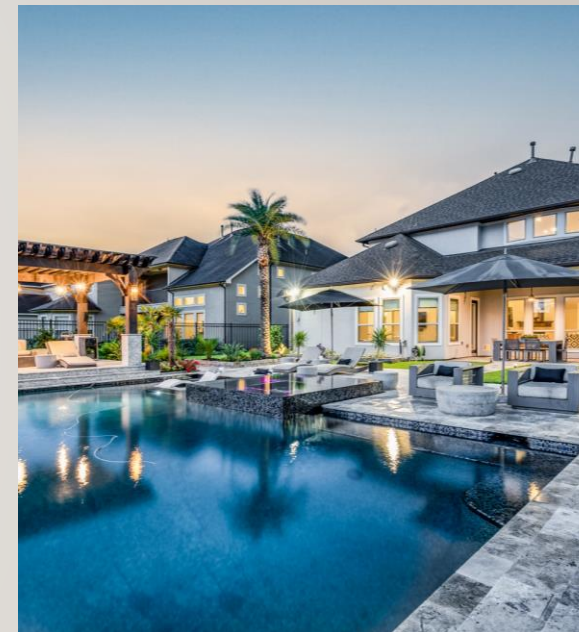
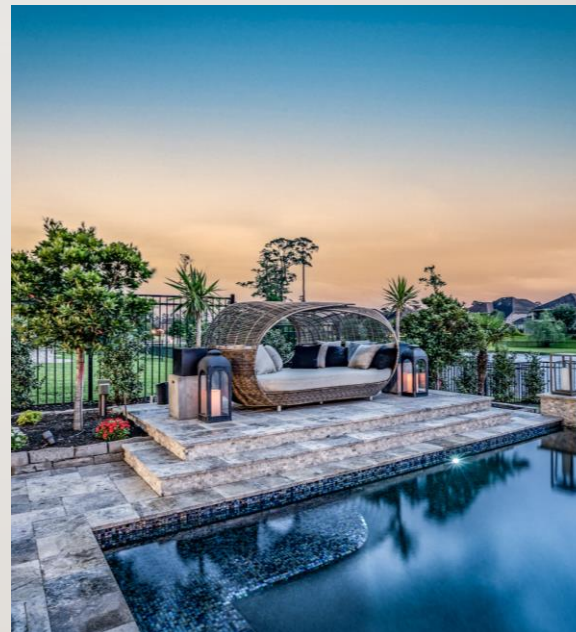


Backyard

- Cocktail style infinity pool with all glass spa. Wrap around tiled seats for sitting in pool. LED lighting;
- Glass infinity spa including blowers in bottom and side (separately controlled) will allow you to float on top of water;
- Jandy iaqualink-8; Heater;
- (6) speakers for surround sound around pool (iPhone integrated) controlled from Denon in home. (2) additional speakers on back deck;
- Custom big timber pergola, 85"/65" Minka Fan, bar fridge, custom lighting;
- Pre-run for gas grill on patio;
- Landscaping controlled from Rachio Smart Sprinkler (iPhone);
- Electric dog fence;
- Side dog yard;
- Lavish privacy hedge landscaping;
- Ring Smart flood lighting and extra high power flood lights (4).



HAVE YOU SEEN THE BACKYARD?



Media Room



- Raised floor with luxury carpet and custom lighting floor and ceiling;
- (5) Media chairs;
- Epson Projector and 110" screen;
- Minka Aire Fan;
- Denon Receiver and surround sound.

Game Room Custom Bar



- Leathered granite and custom built bar/media cabinet – both maple; bar granite shelving;
- Custom LED lighting at bar and pool table area;
- Speakers for NUVO iPhone music streaming;
- Pool table and chairs/dart board;
- Dual bar summit refrigerator, ice maker and microwave.



Kitchen Area

- Custom wine cellar mahogany/bar/wine fridge;
- Minka lighting;
- Speakers in kitchen area;
- Above and below cabinet lighting: wine cellar and all cabinets including the butler's pantry;
- Automatic shades – breakfast area

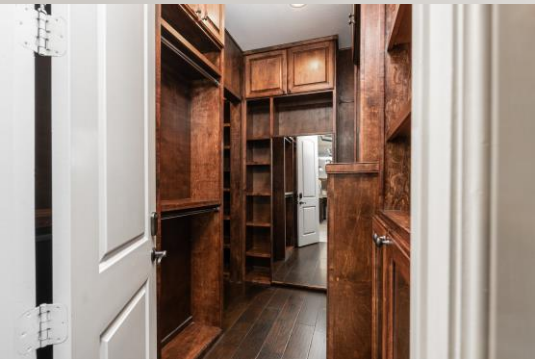


LIVING ROOM

- B&W speakers surround sound, speakers | Denon Receiver;
- Ubiquiti DreamMachine;
- Minka Aire fan.



Master/Master Bath



- Denon receiver controls pool and accessible anywhere from outside;
- Custom his/her closets, Nest Locks for added security;
- Speakers in bathroom and bedroom;
- Wall safe in closet.

His Hers Custom Closets

ALL ROOM UPGRADES



- LED lighting;
- Crown molding;
- Speakers for iPhone streaming (2 per room);
- Minka Aire Fans and/or lighting;
- Plantation shutters;
- Ring Smart Flood lights (7) surrounding house;
- Nest Cameras (8) surrounding house.

2nd Office



- Travertine wall with LightBoard;
- Custom Led lighting and Minka Aire Fan.

2nd Master



- Speakers;
- Faux accents;
- Attached bathroom with whirlpool tub and
- Walk-in closet.



THERE IS MORE...

Garage De-Attached

- Pre-run for Tesla charger;
- Added 20amp Circuits;
- Storage racks.

Garage Gym Crossfit

- Padded floor tile for workouts;
- Pullup bars;
- Mirrors;
- Heavy bag for boxing;
- Squat rack and bench (plus chair);
- Bumper plates and Olympic bar.

