



HOME FEATURES

2706 Northgate Village

Houston, TX 77068

- **Carrier HVAC System**
 - 3 Compressors @ 21 Seer Efficiency Rating
 - Replaced 4 years ago
 - Each room in the home has its own temperature control zone
 - 14 Total Zones
 - 9 First Floor
 - 5 Second Floor
 - Combination of heat pump & gas furnace (system decides based on energy costs)
 - Variable speed heat pump/compressor (vs on or off)
 - Electronic air purifier with HEPA filter
 - UV lights for control of mold and airborne viruses
 - Energy Recovery Ventilator for efficient fresh air input in the home
 - All can be remotely controlled with phone app or at the controller

- **Security System**
 - Combination of Burglar, Fire and Smoke Detection
 - Rate of Rise heat detection in attic, garage, and kitchen
 - Motion Sensors
 - Turbo system monitors with Cellular Communication
 - All can be remotely controlled with phone app or at the controller

- **Irrigation System**
 - B-hyve® 10-Zone Smart Sprinkler Controller
 - Controller provides smart watering based on rain and weather conditions
 - Remotely controlled with phone app or at the controller

- **Generator**
 - Auto switching Whole House 35 KVA natural gas “quiet” generator
 - UPS – Uninterrupted Power Source

- **Electrical**
 - Whole home surge protection
 - Exterior electrical access boxes front and rear



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- **Transitional Roller Shades**
 - Motorized Transitional Shades in Great Room & Café
 - Solar shades that can be positioned to maximize the view or privacy
 - Remotely controlled with phone app, local remote or time of day schedule
 - External doors are manually controlled
- **Extensive Accent Lighting**
 - Soffit lighting in Foyer, Kitchen, Cafe', Great Room & Game Room
 - Cabinet lighting in great room, study, kitchen, and butler pantry
- **Water Filtration**
 - Whole House
 - Course & fine filtration system
- **Outdoor Natural Gas grill with sink**
- **Internet & phone wiring**
 - Easy access wiring in cabinet in study
 - ATT fiber internet service
 - CAT5 and Coax wiring in all rooms
- **Comfort Living**
 - Interior Elevator
 - No Interior or Interior to Exterior Elevation Changes in the Home
 - Handicap Accessible 36" doors throughout the home
 - Handicap accessible shower and Commode area in primary bathroom
 - Comfort Height Counters
- **Man Cave / Workshop / Hobby Room**
 - Independent AC that vents to the Garage
 - Possible Future Sports Viewing Room or Cigar Room
- **2 Walk-in Storage Areas within the home**
 - Air-conditioned – carpeted (22 X 10)
 - Non-airconditioned – Plywood decked (16 x 12)



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- **Air Jacuzzi spa tub in primary bath**
- **Extensive storage provision in kitchen, bathrooms, and primary his/her closets**
- **10' to 13' ceiling throughout the home**
- **Solar Screens on Front Exterior Windows**
- **Golf Cart Barn**
- **Insulated 3 car garage for summer heat control**
- **Spectacular view of Northgate golf course Signature Hole Creek #3**