

401 N. Amherst Dr.

Roof replaced, with additional ridge vents-----2020

Gutters Added----2022

New flooring-----2019

A/C replaced----2016

New pool pump motor---2022

New patio sliding door with shades---2021

Doorknobs throughout interior replaced—2021

Touch key dead bolts installed on doors—2021

Garage door springs replaced----2022

Garage door opener exterior keypad installed----2021

Landscaping professionally designed----2022

Palm trees planted around pool----2022

Outdoor water sprinklers inspected/updated----2022

Saltwater Pool/pool equipment professionally maintained----2017-present

Garbage disposal replaced----2021

Custom designed Interior lighting/fans—2021

Interior painted----2022

Exterior brick/trim painted----2022

Interior professionally designed/remodeled to open floor plan---2019

Interior professionally designed/decorated

Fence painted----2019

Smart color changing LED lighting in family room---2021

Garage floor painted----2022

Designer outlet/switch covers installed----2020

Cabinetry throughout home painted and designer hardware added----2021

Fireplace professionally designed/remodeled with new log set and converted to gas (log set has lifetime transferrable warranty----2021

Custom designed reclaimed wood accents throughout home

Custom built desk in bedroom/office

Custom solar screens on windows added----2021

Water softener

Redesigned sitting room has plumbing for wet bar

Two decked attics for additional storage

Smart Security System with thermostat, CO2 detector, outdoor cameras, doorbell cameras, garage door openers all with cell phone control installed----2019

Air return added in 2nd bedroom----2018

Custom designed garage with mancave. Features include custom shade, LED and custom lighting/fans ----2021

4 Car Garage, 4th bay opens to backyard oasis

Professionally decorated large back patio with custom drapes/drapery rod

GFCI receptacles added in garage, kitchen, bathrooms, and exterior----2022

New faucets throughout home----2022

New shower heads in both bathrooms----2022

New energy efficient toilets in all bathrooms----2019

New garage sink and faucet----2022

Custom blackout shade in primary bedroom

New bathroom mirrors----2021

New smoke detectors----2021

Professionally remodeled laundry room with folding center----2021

Solar fence lighting added----2022

High and dry during Harvey in 2017, home has never flooded

Neighborhood is levied with flood water pumps. Levy upgraded in 2020

Neighborhood amenities include 160-acre green space with walking/biking path, multiple fishing ponds, a 9-hole golf course, 24-hour manned security gate, resort style swimming pool.

Low HOA fees, low taxes, and our very own fire station in the neighborhood