

302 High Point Crossing

General

- Roof replaced 2018
- Post tension slab cables in main house foundation
- Original 'occupants' of the home.
- 4 bedroom, 4.5 bath
- Formal Dining, Living Room, Breakfast Room, Home Office
- Separate climate controlled room perfect for a home gym is a hidden gem in the garage

Flooring - 2017

- Carpet in three rooms + under stair storage
- Wood floors in master bedroom, master closet, staircase, dining room, and upstairs

Kitchen Appliances

- Microwave - 2020
- Kitchen Refrigerator - 2016, Compressor replaced 2021
- Cooktop Stove - 2020
- Garbage Disposal - 2017
- Dishwasher - 2016
- Double Oven - original

Water Heaters

- June 2022: Qty 2 new water heaters

Air conditioners / Heater

- 2021: Hard start capacitors replaced in both AC units
- May/June 2022 Qty 1 new 5 ton AC evaporator coil
- Deerwood AC in Kingwood has maintained the systems since installed.
- The garage room climate control feeds off the thermostat located upstairs
- 3 zones and two units (4 ton and 5 ton units)
 - Front zone
 - Rear zone
 - Upstairs zone (+garage room)

Septic system

- July 2022: New septic contract sign and paid for. Expires 7/2023 (Required by Harris county)
- July 2022: Installed new aerator for septic system
- 2018 Septic sprinkler pump replaced

Outdoor Kitchen / Extended Porch

- Added 2012
- Speaker wires pre-ran to all corners of porch and terminate under sink
- Ice Maker – 2019 specifically made for outdoor environment (3X cost of a traditional 'non-outdoor' unit)
- Outdoor grill valves and burners replaced

Workshop 2014

- 12 12x12 doors
- 1 6x6 door
- Workbench remains
- 4 gang plugs every 10' with independent breakers for each section
- 220 electrical box between shop doors
- 220 (dual 110) electrical box on north door for RV hook up
- 220 electrical box at west corner for Air compressor (airline run to workbench)
- 220 electrical box for pool equipment (run in electrical PVC conduit under the slab)
- Shop has separate transformer and electric bill
- Pool electrical equipment is run from the shop main panel and is independent from the house

Pool - 2014

- 26,000 gallon chlorine pool
- Pebble-tec finish
- Water heater (Can heat entire pool or just hot tub)
- Remote and programmable system installed that works off Aqua connect App. Ability to control pool remotely from anywhere with cell phone signal
- Handheld remote can be used (or phone app)
- July 2022: Pool drained, pressure washed and refilled
- July 2022: New pool cartridge filters installed (Spare in workshop).
- Two electrical outlets near pool with built in USB plugs
- Electric pool vacuum included. Booster system for traditional water power vacuum ability if desired
- Pool vacuum hose and head included

Water lines

- 1" waterline run from the front of the house that feeds the outdoor kitchen and pool. There is no restrictions going through the house thus the flow rate is exceptional behind the workshop and outdoor kitchen
- The waterlines are easily drained and purged by configuring the valves properly and using an air compressor to purge the lines to winterize
- Sprinkler system lines and heads installed in the shrubs, but are not connected to anything. This was done when we installed the shrubs in anticipation we would put a full yard sprinkler system in...we never did

Doghouse – Climate Controlled

- 110 AC unit replaced 2019
- Heater replaced 2019 (thermostat in attic of dog house that controls the temperature)