

# Special Features & Updates

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*29506 Taliesin Court, Spring*

## Characteristics:

- ❖ Builder & Year: Gracepoint Homes 2015
- ❖ Square Footage: 4025sqft
- ❖ Bedrooms: 5
- ❖ Full baths: 4
- ❖ Half baths: 2
- ❖ # car garage: 2

## Notable Features:

- ❖ Casita (in-law/privacy suite) with living room, kitchen, bedroom, bathroom and zoned HVAC
- ❖ Electric – Generac Natural Gas 27kW Protector QS model #RG027, covered in-floor outlets in living room and upstairs catwalk
- ❖ Exterior
  - Taexx® Tubes in the walls/pest control system
  - Windows covered in with 3M™ Sun Control film
  - Backyard deck made of Genovations 100% PVC decking, metal 12'x12' pergola
  - Exterior lighting with illumination on North, West and South sides
- ❖ HVAC – 2 units, split to 4 zones with independent Google Nest Learning thermostat control, ½ ton heat pump AC unit
- ❖ Upstairs & downstairs laundry with appliances included
- ❖ PEX Crimp Maniblocs upstairs & downstairs
- ❖ Wall-mounted LED TVs in Living Room, Casita, Garage, and Master Bedroom
- ❖ Google Home enabled devices including lights, ceiling fans, thermostats, cameras, door locks, irrigation, fireplace, and ADT security system integrated into smart home configuration
- ❖ Nine Google Nest Protect 2<sup>nd</sup> Generation Smart Smoke / Carbon Monoxide Alarms
- ❖ Four Google Nest Security Cameras
- ❖ Two Google Nest x Yale Locks
- ❖ Two Google Nest Max Displays, one Google Nest Mini Display
- ❖ Wi-Fi – Four Google Nest mesh network access points and a Google Nest Wi-Fi Router
- ❖ Garage Door Liftmaster opener with wall mount opener & Wi-Fi
- ❖ Garage floor professionally installed epoxy coating
- ❖ Kitchen Aid refrigerator, counter depth size for flush appearance
- ❖ 3-stage reverse osmosis water filtration drinking water tap with alkaline booster
- ❖ Commercial Johnsonite Replay® Multi-Functional and Sports Rubber Tile in upstairs bedroom
- ❖ Upstairs Laundry with safety floor drain