

LIST OF UPGRADES AND AMMENITIES FOR 2903 PEARCE MEADOW – ROSHARON, TX 77583

*All upgrades and amenities listed were completed in 2021 unless otherwise noted.

General:

- ALL walls and ceilings retextured and painted (including inside attached garage)
- New ceiling fans throughout
- New lighting fixtures throughout
- Lorex Cloud camera monitoring system with 10 Cameras (60" flatscreen conveys)
- ADT Security System
- Whole House Generac w/ automatic transfer switch and online monitoring (Propane)
- 500gal buried propane tank w/ automatic refill requests (using smart technology)
- Driveway widened to accommodate two cars the entire length
- "Big Ass" fan installed above rear patio sitting area
- Reverse Osmosis installed under kitchen sink
- New garage door openers for the house w/ WiFi monitoring and control
- Custom wood accent wall in dining room
- Custom blinds throughout home

Interior Floors:

- All downstairs floors upgraded with ceramic wood floors
- New carpet upstairs
- Upstairs travertine tile stained

Kitchen:

- Completely remodeled and new layout design
- New cabinets
- Quartz countertops
- Propane gas line installed for cooking
- Brand new appliances – Dacor Brand (42" built-in fridge conveys with sale)

Bathrooms:

- All downstairs bathrooms completely remodeled
 - Butcherblock countertops with counter sinks
 - New plumbing fixtures and hardware

- ALL new toilets installed

Master Bath:

- Expanded shower size
- Dual shower heads AND rain head fixtures installed
- Frameless shower walls
- Soaking tub installed with filler

Bath 2:

- New tile showers w/ frameless shower door

Upstairs Bath:

- Travertine tile stained

- New plumbing fixtures and hardware

Fireplace:

- Remote start gas logs
- New brick facing to match exterior brick color
- Custom painted fireplace surround

Electrical:

- ALL lighting upgraded to LED over entire property inside and out
- New Sub-Panels installed and marked
- Brand new A/C duct work and registers installed 2022
- Smart thermostats for A/C
- 120v digital timer for "Christmas" lighting installed:
 - in soffit around entire home
 - at the base of front trees
 - on each side of the front door

Metal Shop:

- Completely stripped down to add insulation and run new electrical and lighting
- Plywood walls installed and painted
- Automatic garage doors installed with remote and keypad access
- Brand new half bath
- All new plumbing fixtures
- Concrete ramp extended for ease of use
- Covered porch extension added in 2022
- Sunbrella awning extension off shop sitting area adds additional shade

Well and Well House:

- 189ft well provides water for shop, irrigation and pond filling
- Auto-fill system (so pond never runs dry)
- Concrete poured inside the well house
- New 4" deep well submersible pump installed in 2022

Pool (Completely Remodeled 2022):

- Heated pool and spa (propane)
- Plaster upgraded to PebbleTech
- Upgraded to LED lighting in both pool and spa
- New Polaris cleaner and pump system for pool
- New Chlorinator installed
- Expanded pool deck area and added French drains
- All decking areas finished with stamped and stained concrete
- Screened enclosure
- New VF pump on waterfall
- New VF pump on pool
- Weeping rock waterfall installed
- Upgraded tile work

- Rock features added onto the top step and spillway
- All pool settings can be run through smart technology or with remote

Pond:

- Added a covered deck/pier off the existing covered area
- Accent LED lighting on a digital 120v timer
- Concrete added under the existing covered area
- Concrete pad extension for additional sitting to the side of existing covered area
 - Fireplace installed
- New sump pump installed to pump excess water from pond to front ditch when needed
 - Smart technology capabilities

Fences:

- 65ft X 35ft Dog Pen/Garden /Chicken coop
 - Fenced in using upgraded wire fencing
 - Water, electrical and lighting installed
- 6ft privacy fence built around the entire back yard
- Brand new electric gate with remote controlled

Landscape and Irrigation:

- 18 Zones
- Smart technology capabilities
- Covers the entire yard (garden area/chicken yard excluded)
- 2 Zones low voltage LED landscape lighting (entire yard illuminated at night)