

57 Scotch Pine Court

Lake Jackson, TX 77566

Enhancements/Features

- Like-new *Kitchen Aide* appliances; replaced in 2018; refrigerator included
- Like-new wood flooring in bedrooms, Office, Formal Dining, Upstairs Playroom (including closets); all other floors tiled; new staircase carpeting
- Matching shutters on all front windows; matching Hunter Douglas 2.5" blinds on rear windows; custom draperies in Breakfast Room/Family Room/Primary Bedroom
- Whole-house, remote-monitored security system
- Built-in entertainment cabinet in Family Room (matches kitchen cabinetry and fireplace)
- Large, freeform pool and spa with stone waterfall; full WiFi automation (accessible via smartphone/laptop/tablet)
- Huge Patio/Screenroom; remote-operated patio ceiling fans/lights; gas grill connection
- Full yard, multi-zone sprinkler system (including slab-crack protection sprayers); Rachio smart controller/timer included
- Drip irrigation system for Patio plants; timer included
- Landscaped backyard; mature trees
- Low-voltage LED lighting – front landscaping and patio; 110V LED backyard floodlights (full coverage)
- Sentricon perimeter termite prevention system
- Trane high efficiency air conditioners
- Whole-house water softener; reverse osmosis filters – Kitchen and upstairs bathroom
- Gas fireplace; logs and accessories included
- Garage: spacious three-car (Suburban compatible); *port cochere* at garage front enhances parking space; wireless/Homelink compatible openers; side-access service door; two pegboard walls
- New roof in 2015
- 400+ ft² decked attic storage directly accessible from Upstairs Playroom

Included:

- Laundry: new-in-2022 LG washer & dryer; pedestals
- Patio: cast-aluminum patio furniture – 6 seat table/chairs, 2 chaise lounges and bistro umbrella table, side table (all by *Chair King*, new powder coating needed); umbrellas; multiple clay/ceramic pots and plants
- Upstairs Playroom: entertainment armoire, surround-sound system (speakers & Pioneer Elite receiver; also drives Patio speakers)
- Attic: storage cabinet
- Office: computer cabinet/work center
- Garage: Dual bike-lifts; multiple ladder hangers; yard-tool hangers; ceiling-mounted air compressor; workbench overhead light; wall-mounted power strips
- Family Room: surround speakers (L/C/R/subwoofer not available)
- Kitchen: cabinet-mounted TV (clone of Family Room TV; includes cloning system)
- Satellite TV infrastructure (currently Dish Network full-house 4K)

Available (reasonable offers welcome):

- 38" *Barbecues Galore* Grand Turbo stainless steel grill and heavy-duty rolling cart (6 Burner, 84000 BTU, rotisserie motor)
- Patio storage cabinets
- Garage storage cabinets (rolling 'mechanic' toolboxes not available)
- Patio speakers – 2 Definitive Technology AW6500
- Family Room/Primary Bedroom/Guest Room LG OLED TVs; Upstairs Playroom LED TV
- WiFi router; GoogleHome automation system (select lighting, TVs/sound)
- Arlo security cameras & hub
- 22" Honda self-propelled mower; Ryobi 3100 psi water blaster