

2123 Linden Rock Dr
Katy TX 77494
Grayson Lakes

Included:

Updates/Upgrades
Exclusions
Inclusions
Existing Warranty
Grayson Lakes Living



[Linktr.ee/EmilyHunsaker](https://linktr.ee/EmilyHunsaker)

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UPDATES AND UPGRADES

2123 Linden Rock
Grayson Lakes

- New Roof coming approximately 5/17/23
- Platinum home warranty provided for buyer until August 2024. Over \$750 value of premium coverage
- Whole house water softener system, including 2 front yard water spouts - wash your car without spots!
- Triple-reverse-osmosis sink dispensed drinking water
- Wood flooring upstairs (Engineered, hand-scraped Bamboo)
- Wood staircase, another impressive renovation
- Updated 1st floor, new tile flooring (wood look) , painted walls with white ceilings, light fixtures
- Kitchen and breakfast room transformed into open concept with abundant storage and seating
- Primary bath: April 2023 countertops, cabinets, vanity lights and Canned lights
- Hollywood bathrooms have been modernized, incl. new showers: tile with decorative niche/shelf
- A half bath has been updated into an elegant space for guests to use and is in a central location under the stairs.



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UPDATES AND UPGRADES

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- Charming custom sliding study doors
- You will find new light fixtures throughout the home
- Electrical outlets installed in the Primary closet and largest upstairs closet
- A/C rebuilt piece by piece utilizing home warranty
- Plantation shutters in the front windows
- Water Heaters approximately 6yr
- Alarm system has two glass break alarms (living room and primary bedroom)
- Double crown molding in study, entry and dining room
- New downdraft installed under gas stovetop
- Smooth operation of all windows and doors
- Freshly planted herb garden
- Sod replaced as needed
- The firepit is just waiting to be surrounded by chairs full of friends
- Years of meticulous maintenance and love were put into this home by the current owners. They will miss it and their neighbors dearly when they downsize.



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Excluded from Sale

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- TV mounts (all)
- Hanging artwork and mirrors (except workout room mirror & fireplace mirror)
- Office wall shelves (gold hexagon),
- Primary bathroom towel shelf above the bathtub
- Garage shelving
- Our standalone freezers, (fridge, washer, dryer negotiable)
- Garden Hoses
- Ring doorbell (will put standard doorbell on)



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Included with Sale

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- Whole home water softener/filtration device
- Triple-filter reverse osmosis drinking water at the kitchen sink
- Storage Shed (8'x 8'), Paver extensions backyard underneath
- Herb garden boxes back yard
- Shower curtains
- Floating shelves in the living room, master hallway and bathroom
- Mirror over fireplace and fireplace screen
- Additional IKEA storage cubes in Master Closet
- All upgraded ceiling light fixtures stay in house
- Workout room mirror
- Trash and recycling bins
- Water hose mount
- Exterior Christmas lights and extra boxes of LED lights (Red, Green and white), strings are pre-measured to fit the house.
- Replacement flooring planks for upstairs guest bedroom accent wall and upstairs hardwood floors
- Extra wall touch up paint



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Grayson Lakes Living

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- This lovely community is full of established trees, shade and friendly neighbors
- The community amenities include swimming pool, tennis courts and playgrounds
- Things to do at the lake include fishing, kayaking or maybe a family picnic
- The resident owned HOA is responsive and very involved with bringing the community together
- Multiple fun family-friendly events every year
- Often there are walkers out and about in this safe community
- Walking distance to Woodcreek Junior High
- Some of the most outstanding schools of Katy ISD

Linden Rock Drive

- Sellers speak very fondly of all the neighbors on this cul-de-sac street
- Kids of all ages
- Spontaneous gathering of neighbors
- Short walk to the Lake



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Home Warranty - 8/2024

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Current Transferable Home Warranty

American Home Shield® Home Warranty

ShieldPlatinum™ Plan

Comprehensive Coverage for Home Systems, Appliances and More

With the ShieldPlatinum plan, you get coverage for just about everything: key parts of 23 major home systems and appliances, including heating and cooling, electrical, and plumbing systems; kitchen and laundry appliances; plus premium features, like roof leak repair and a free annual HVAC tune-up.

- ✓ \$50,000 limit per agreement term
- ✓ Unlimited refrigerant
- ✓ \$4,000 per appliance per agreement term
- ✓ \$1,000 Roof Leak Repair limit
- ✓ \$250 coverage for code violations, permits & modifications
- ✓ \$5,000 HVAC Limit per system

Current Coverage until **August 2024**
Sellers love it and said that it has more than paid for itself each year. \$750/year



Coverage Levels

- Refrigerant (\$10/lb covered)
- Unlimited Number of Covered Systems
- \$5,000 HVAC Limit Per System
- \$4,000 per Appliance Limit
- \$1000 Roof Leak Repair Limit
- \$250 for Code Violations, Permits & Modifications



Electrical Systems & Accessories

- Built-in Exhaust, Vent & Attic Fans
- Main Breaker & Fuse Panel Box
- Doorbells & Chimes
- Interior Electrical Lines
- Ceiling Fans
- Garage Door Openers



Kitchen & Laundry Appliances

- Refrigerators
- Ranges/Cooktops
- Ovens
- Dishwashers
- Built-in-Microwaves
- Garbage Disposals
- Instant Hot/Cold Water Dispensers
- Clothes Washers
- Clothes Dryers



Roof Leak Repairs

- Shingles, tiles and shakes
- Flat (non-metal) roofing
- Flashing
- Underlayment



Heating & Cooling Systems

- Air Conditioners
- Heating Units
- Ductwork



Maintenance Services

- Rekey
- Discounted Heat or A/C Tune-up
- Indoor Service & Maintenance
- Tech Installation & Support



Plumbing Systems & Accessories

- Interior Plumbing Lines
- Toilets
- Faucets & Valves
- Whirlpool Tub Motor & Components
- Water Heaters



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