

SIA GROUP

RESIDENTIAL & COMMERCIAL REAL ESTATE

5102 Jackwood Street, Houston,
Texas 77096-1416

UPGRADES AND FEATURES LIST

- Designed by Studio Lifestyle
- Custom home built by award-winning Watermark Builders
- 2.5 car garage with insulated garage door
- Roof: 30 year dimensional composite shingle and standing seam metal
- Tankless water with on-demand hot water recirculation system
- Fisher & Paykel and Miele appliances in gourmet kitchen
- PEX water supply lines
- Water softener system
- Reverse osmosis water filter system (spout + connected to freezer for clean ice)
- White oak wood plank floors
- Open cell spray foam insulation (in attic rafters and crawlspace)
- Quartz Countertops in kitchen and bathroom
- Granite countertops in walk-in pantry and outdoor kitchen
- Outdoor kitchen/patio with built-in grill and steel cabinetry and cedar wood ceiling
- Butcher block countertop in garage workbench with sink
- Dual roller shades (solar and blackout) in living room and bedrooms
- Tree Frogs Swing set in backyard (still under warranty, >\$4000)
- 8' Cedar fence
- Mosquito misting system
- 10-year preventive termite treatment
- 240V electrical outlet in garage for future electrical vehicle charger

SMART HOME ENABLED AND A/V DESIGNED

- (3) Wifi programmable thermostats
- (2) Yale Assure SL keypad locks
- (3) Wifi access points
- Wired for AT&T fiber
- Sensors for doors/windows, (1) glass break, (2) smoke detectors, (2) motion sensors, (2) keypads wired to alarm system
- (4) exterior ethernet-wired cameras connected to a 8Ch NVR with 2TB storage
- (5) built-in speakers and subwoofer (ceiling) powered by 7.2Ch Denon A/V receiver.



- Recessed in-wall swing arm TV mount
- Lutron motion sensor switches for mudroom, pantry, bathrooms (3)
- Lutron Caseta smart switches for outdoor front lights, primary bedroom
- LiftMaster myQ-enabled Wi-Fi garage door opener
- Closet under stairs serves as additional storage and A/V control room for entire house (>\$10,000 addition)

1. Rack for A/V equipment includes 2 cooling fans
2. Cat6A ethernet cables and RG6 coaxial wired throughout house and (3) Wifi access points
3. Speaker pre-wired in kitchen, dining room, outdoor kitchen, playroom, primary bedroom with Cat5e runs for volume control
4. Carlon Resi-Gard conduit in stair closet, living room and master bedroom to attic
5. Recessed box for projector screen with low voltage wiring
6. Fiber optic runs from outside d-mark to stair closet
7. Carlon Resi-Gard from outside d-mark to stair closet
8. 8-port gigabit PoE+ managed switch and 24-port gigabit switch