

10914 Mullins – Homeowner’s Highlights

Generator (2021)- Kohler 20kW/Model 20RCA: Whole house back up system with automatic transfer to natural gas generator within seconds of losing power.

- OnCue System: Remote monitoring function.
- 5-year warranty.
- Maintenance: checkup every 6 months. * Seller paid to 5/2024.

Workshop (2019): Custom built, free standing 225 sq ft.

- Minisplit heater and AC
- Hot and cold running water
- Separately alarmed.

HVAC / 2 systems:

- Rear System, (2022) Trane Variable speed XV18 (“upgrade to the upgrade”) + XC80 Variable Speed Gas Furnace and Coil Condenser.
- Both thermostats controllable via smart phone.
- Front System, older unit.

Water Heater /2 water heaters – rear replaced in 11/2019

Security System(owned)- Works w/ Alarm.com, smart phone controllable.

Camera System– Unifi Protect Camera System with 9 cameras viewable on smart phones with no subscription.

Den Surround System – wired for 6 surround speakers.

Garage Door (2022)– Dual Amarr custom wood look, steel doors.

Garage Door Openers – (2022) Chamberlain models w/ LED lights, internet connectivity (My Q) and outdoor keypads.

Deck – (2021) Trex Deck (w/warranty) approx. 700 sq ft. foot

Doorbell – Nest, wired doorbell w/camera, viewable on smart phone.

Sprinkler System – Rachio Smart Sprinkler System:

- Online/phone connected
- Rain Forecaster self-altering system.
- Covers all front yard and majority of back yard (portions along the south side yard are not covered).

Whole House Surge Protector (2019)

2023 Refresh:

- Beautifully refinished solid wood floors in living/hallway area.
- Freshly painted neutrals whole house, closets, cabinet, and garage!
- Epoxy garage flooring (great for Houston humidity!)
- Updated sliding shower doors in 1st bathroom
- Updated recessed can lighting in kitchen, living, 4th bedroom and main bathroom
- Newly installed carpet in 4 bedrooms and all closets

- Main Bathroom:
 - o Newly installed porcelain and travertine shower tile throughout
 - o Glass shower door and hardware
 - o Toilet
 - o Soaker Tub
 - o Shower & Tub faucets
 - o Shower lighting
 - o Vanity Mirrors
 - o Newly installed porcelain tile

- Kitchen flooring: Newly installed neutral porcelain tile
- Kitchen Faucet

- Landscaping: zoysia grass, river rock and fresh bedding throughout