

19019 Relay Road
Humble, Texas 77346

Noteworthy Amenities &

Upgrades:

- ◇ New Roof, with industry leading, transferable warranty - July 2023
- ◇ New Microwave (on order)
- ◇ New Water Heater - February 2022

Custom home by *Merrick Homes*, featuring:

Energy Saving Upgrades:

- ◇ All exterior walls bricked
- ◇ Vinyl windows with built-in radiant barrier in vinyl frame
- ◇ Peel & Seal around all windows
- ◇ Extended, 2' roof overhangs (eaves of house)
- ◇ Vent skinning (brick vents)
- ◇ Radiant Barrier Roof Decking
- ◇ Plywood in all corners and on sides with more than 40" window/door openings
- ◇ Insulated exterior garage walls
- ◇ Radiant Barrier Sheathing on east and west exterior walls

Other Upgrades:

- ◇ Solid wood kitchen cabinets, with 42" uppers and upgraded trim
- ◇ Insulated wall between master and living space for noise control
- ◇ Ceiling wired for surround sound
- ◇ 12 ga (minimum) copper wire throughout w/ 20 AMP circuits
- ◇ Soffit plugs added to exterior eaves to accommodate Christmas lights
- ◇ Additional electrical outlets added throughout the home for flexibility in furniture placement
- ◇ Large, built-in spice rack on pantry door
- ◇ 539 sq ft stamped Herringbone Patterned Concrete Patio with Custom Detached Pergola
- ◇ Hand-carved 5" plank flooring, engineered from fine Hickory hardwood
- ◇ Lovely and easy to maintain porcelain, slate-look tile in all wet areas
- ◇ Hunter Douglas wood-look blinds on all windows (excluding Primary Bedroom)
- ◇ Hunter Douglas Silhouette Shades in Primary Bedroom
- ◇ Irrigation system covering entire yard controlled by *Orbit*[®] B-Hyve smart watering system
- ◇ Pot watering system in front and back yard
- ◇ Oversized garage with air-conditioned bonus room