

31 Langstone Place Upgrades and Features

Exterior

- Low Voltage LED Yard Lighting on Trees and Shrubs.
- Trees Trimmed and Thinned in March 2023
- Upgraded Rachio Wi-Fi Sprinkler Controller, tied to local weather station automatically adjusts watering to maximize water savings. Installed July 2022 has cut water bill by 40%.
- Security Cameras w/Color Night Vision, Wi-Fi connected, Solar Charged, Battery Backup with on-board SD cards during power loss to Wi-Fi or Internet. Web Backup, Web and App Viewing from ReoLink.
- New Pool Lights Installed 2021, LED
- Pool Filters cleaned/changed June 2023
- Rachio Drip Irrigation w/Wi-Fi Controller on Patio and Raised Bed Gardens.
- Backyard New Stone Around Trees and Flower Beds 2022
- Back Up 50amp Generator Quick Connect on Side of House, Electrical Panel has Generator Interlock Installed
 - 5500Watt Generac Generator Powers whole house including Air Conditioning (optional, not included)
- Front Door Refinished in 2021
- Fence Stained in 2021
- Exterior Trim Painted 2022
- Garage and Back Doors Painted 2023
- Outdoor Kitchen with Built-in Grill and Sink
- Natural Gas quick connects for Patio Heaters, Installed 2022 (no need for propane)
- Patio New Ceiling Fans w/Synced Remote Installed May 2023
- Patio Wall Fans Installed May 2023

Interior

- Honeywell Alarm System, Wi-Fi and AT&T Wireless back up. Both Alarm and Cellular Backup, App and Control Panel Operated
- Entire Home has LED Lighting and/or LED Blubs and Fixtures
- Govee LED Color Changing Lighting in Theater Room, Wi-Fi App Controlled
- Theater Room, 100" Retractable Screen w/HD Projector and Audio Stays
- New Hardwired Fire Alarms and CO2 Detection installed 2022
- All Bedrooms w/TV have in wall wiring. TVs are not included, but Wall Mounts will be included.
- Fireplace Inside Refinished 2023

The biggest most expensive upgrades to any home we're completed in last 12 Months, over 50K value.

- New Roof July 2023-Previous Roof was 12 yrs. Old Damaged in May 2023 by hail.
- New HVAC November 2022
 - Carrier Top of the Line Infinity 5 Ton, 26 SEER AC/95% Efficiency Furnace installed by AirNow of The Woodlands. AC is 50% more efficient than standard 13-16 SEER Units. Features UV System for air purification, Humidity Control and Whole home filtration, Multi Zone Electronic Dampers with WIFI Controls and Notifications of maintenance of filter, UV, and general Maintenance. Interconnected to AirNow for monitoring and preventative maintenance. 10 Year Warranty.