

PROPERTY UPGRADES AND FEATURES
22922 VOLGA DRIVE, PORTER, TX

1. Rainbird 18 station whole property irrigation system with pump pull from canal or use of metered water. **(\$25,000 value)**
2. Pentair brand pool equipment, including pool/spa propane heater, Easytouch Control System remote control, built in programming for freeze protection. **(\$15,000 value)**
3. Installed WeBoost cell phone booster providing cell service to interior of home. **(\$500 value)** (Home has radiant barrier plywood in roof that blocks cell tower signals to interior of most homes, including this one)
4. Custom built in desk in office and kitchen. **(Up to \$2,500 value)**
5. Custom window blinds in kitchen, dining room and family room. **(\$2,250 value)**
6. Outdoor kitchen has 5 burner Blaze grill, stainless sink and under counter storage.
7. Indoor fireplace has gas (propane) log insert with wall switch. Outdoor fireplace has gas assist for wood burning.
8. DSC 24 station wireless security system with 3 key fobs, primary panel at front of house, secondary panel in master bedroom. **(\$15,000 value)**
9. Custom ceiling treatments throughout the house.
10. House wired for Next Generation security cameras utilizing Cat53 Lan cables. Camera system from Aegint Security going with owner. **(\$1,500 value** for 8 cable runs that terminate in office.
11. Custom designed dock with covered boat slip. **(\$10,000 value)**
12. Custom landscaping with crushed granite walkways; sandstone patio around fire pit; plants, shrubs and decorative fencing to obscure septic system and propane tank; trees, flowers, shrubs and sod from street to canal; retention wall to prevent erosion and soil support. **(\$75,000 value from construction to present)**
13. Seven foot wood fence on side property line for privacy. Six foot and four foot black wire chain link fence at front and back of property for security and visibility to front yard and canal. **(\$30,000 value)**
14. Walk in attic above garage for easy storage access that can be converted to additional living space.
15. Custom front door. **(\$2,500 value)**
16. Yard drainage systems separate from pool overflow to carry rainwater accumulations from back and side yards to front and back of property. **(\$5,000 value)**
17. NAAX custom Jacuzzi tub in master bathroom. **(\$1,500 value)**
18. Two microwaves in kitchen: a) Drawer microwave in island; b) Convection Oven/Microwave over electric oven/convection oven. **(\$4,000 value)**
19. Pot filler at stove.
20. Custom built in cabinets in bathrooms, kitchen, laundry room and mudroom.
21. Surround Sound Speaker system in family room (3 speakers) and back porch (4 speakers) using Yamaha 2 zone party system. **(\$1,500 value)**
22. Pre-wired WiFi transmitter in center of house with termination point in office. **(\$500 value)**
23. Custom built in bookcases in front hallway and family room.
24. Custom island in kitchen (5 foot by 10 foot) with storage on both sides, wine rack, book shelves and stainless prep sink and Grade 1 granite throughout kitchen.

25. Home more than 90 % ADA friendly with smooth thresholds and 36 inch wide doors.
26. Sunsetter custom retractable awnings on back of house with remote controls and auto-close wind sensors. **(\$10,000 and \$6,000 values respectively)**
27. Oscillating ceiling fan on front porch; ceiling fan wiring ready on master bedroom porch; ceiling fans on remaining porches and all primary rooms.
28. Secure closet in hallway by half-bath for storage of gun safe and other sensitive items.
29. Custom chandeliers in entry way, dining room and master bathroom. **(\$3,500 value)**
30. Freedom Forever 45 panel, 18kw expandable solar system with transferrable 25 year warranty and energy production guarantee. Reduced this summer's electric bill from almost \$600 June through September 2022 to just over \$300 for the same time in 2023. System will be paid off with sale of property. **(\$48,000 value)**
31. Soffit outlets under roof along front of house for Christmas/Holiday lighting controlled by light switch in entry hall.
32. Soffit outlets under roof on back of house for utility use. Wall outlet on column on patio has wall switch at back door.
33. Removable shade sails and removable pool return chiller sprays provide 10 degree water temperature reduction below peak ambient summer afternoon air temperature. **(\$500 value)**
34. House pre-wired for cable or satellite television in most bedrooms, family room behind entertainment center and above fireplace, and back porch above fireplace.
35. Pull-out spice racks on either side of gas cook surface, and in cabinets below gas cook surface.
36. Electric outlets in flower beds, 3 in front yard and 2 in back yard, for holiday decorations and yard tool usage. **(\$1,000 value)**
37. House wired for landline telephone in office, kitchen and some bedrooms.
38. Swimming pool built by Nelson Pools with beach entry and ramp access to bottom of pool and hand rail to facilitate safe entry/egress from pool without the use of ladders or steps. **(\$60,000 value)**
39. All path lighting in backyard hardwired and solar.
40. The house and workshop have security lighting over the yard.
41. Plexi brand through the wall doggy door **(\$600 value)**