



Seller Improvements

370 Amber Lane, League City TX 77573

Exterior

- 2,000 square feet of covered outdoor area for entertaining
- New roof for house in 2021, garage in 2018 when constructed – Timberline HDZ shingles
- Benjamin Moore Aura exterior paint in 2018
- 60” iron double entry door
- Solar screens

Indoors

- Hand troweled walls with multi-layer faux finishes in most areas
- Custom trim throughout painted with Benjamin Moore Advance
- Medallion Platinum kitchen cabinetry with inset doors
- Thor 48” range with double ovens
- 48” Vent-a-hood with exterior exhaust
- 64” built in Frigidaire refrigerator and freezer
- Built in wine refrigerator
- Leather granite surfaces throughout
- Trash compactor
- Drawer style microwave oven
- Pot filler above range
- Whole-house water softener & filter
- Whole house electrical surge protector
- 42” wood burning fireplace
- Jetted whirlpool tub
- Built-in cabinetry in master bedroom closet
- Plantation shutters in all rooms
- Surround sound speakers in living room ceiling

- Custom stone masonry works throughout

Mechanical/Technology

- Two Trane XV 3 ton variable speed air conditioning units installed in 2017
- Two Trane XL1050 Comfortlink Wi-Fi thermostats
- Mitsubishi mini-split 2.5 ton HVAC system for upstairs media room and guest quarters
- Mr. Cool 3 ton mini-split HVAC system for garage
- Smart programmable light switches for outside lighting
- Liftmaster LA500 gate openers with battery backup
- Sprinkler system for front and back yard with Rachio Wi-Fi control system

Garage

- 1971 square feet
- 12' ceilings in main section
- In-floor 9,000 lb automotive scissor lift
- Air system plumbed thought in copper with multiple connections
- Multiple 120 volt and 240 volt electrical circuits
- Stainless steel industrial sink
- Urinal
- Epoxy flooring throughout
- Insulated walls
- 3 ton HVAC system
- 18 X 8 insulated garage door in wood finish
- Liftmaster Elite 8500 wall-mount high lift garage door opener
- LED lighting throughout
- Insulated side garage door
- Parking for five cars
- Dedicated workshop
- Dedicated storage room
- Hardwired Cat 5+ network connection
- Speakers built into ceiling of garage and workshop
- Built in cabinets throughout

Media Room

- Double layers of drywall bonded to one another
- Rockwool insulation in all walls
- 12" seat riser in rear
- Sony VPL-HW40ES projector

- Polk Audio RC65 side surround speakers
- Sonance MAG6R rear surround speakers
- Sony SSCS5 Dolby Atmos ceiling mounted speakers
- Silver Ticket 120" projector screen
- Hardwired Cat 5+ network connection
- Dedicated power supply wiring

Pool/Backyard

- Pebble-Tec plaster refinished in 2014
- Variable speed programmable circulation pump - 2020
- Individual pumps for each pool feature
- Circupool RJ-45 saltwater chlorine generator - 2019
- Circupool CO2 infusion pH controller – 2023
- 400,000 BTU natural gas pool heater
- Polaris 380 pool cleaner with dedicated booster pump
- Putting green
- Bocce ball court
- Travertine decking throughout
- Outdoor kitchen with dishwasher, garbage disposal, gas stovetop, and two refrigerators
- Three natural gas fire features
- Built in speakers on patio ceiling