18507 KINGSTOWN COURT

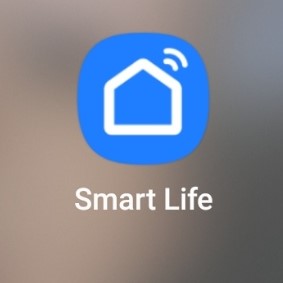
NASSAU BAY, TEXAS 77058

**SEMI-SMART HOME DETAILS**

While lighting, locks, garage door, and HVAC system can be controlled locally. Most of these systems can also be controlled either/or by ALEXA and/or an app on your cell phone. All this equipment comes with home.

NOTE: *All these systems require internet to operate wirelessly.*

**SMART PHONE APPS**

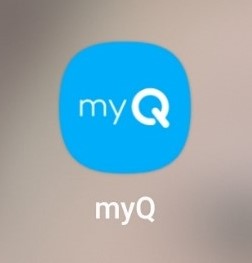


**SMART LIFE APP**

All ceiling fans were replaced and the internal modules were replaced with a WIFI capable modules that uses Smart Life App or if you prefer you can voice control them using Alexa, Google Assistant, IFTTT via WIFI.

Provided switch is powered on you never need get up to turn on light or fan. Note if switch is on and power goes out, when power comes back on lights are on by default.

NOTE: *This requires internet to operate wirelessly via WIFI.*

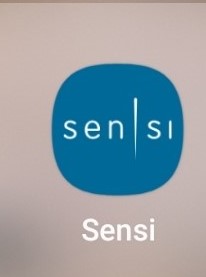


**MyQ**

Access garage door remotely from anywhere

Garage door has new battery backup for those times of power outages. Replaced September 2023

NOTE: *This requires internet to operate wirelessly via WIFI.*



**SENSI**

Access HVAC system from anywhere. Set up/change schedules for cooling and heating. Temporarily change temperature using app. Get alerts to change filters

NOTE: *This requires internet to operate wirelessly via WIFI..*



**KEY**

Give Amazon access to deliver your packages in garage



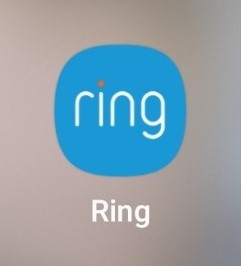
**KWIKSET**

Access Front and Back entry doors from anywhere.

You can set multiple codes for family members or service providers knowing who accesses your home.

You can set times and or day limits of when they can enter and you can revoke access all from you account online or on your cell phone.

NOTE: *This requires internet to operate wirelessly via WIFI..*



**RING**

Access through app Ring doorbell, security system and outdoor cameras.

Sensors have been installed on all INTERIOR windows and doors.

September 2023 purchased surge protector/battery backup. During short power outages you are covered.

NOTE: *Porch does not have sensors only door leading to porch.*

NOTE: *This requires internet to operate wirelessly via WIFI..*

Also, will leave all RING equipment by abandoning device ownership in app. Will leave a list of sensor tag numbers and brief description of location to make things easy for you to add to your app.

**OTHER UPGRADES AFTER FEBRUARY 2021**

**RO SYSTEM (Reverse Osmosis Water Filtration)**

You will have TWO APEC – ROES PH75 Essence Reverse Osmosis WATER Systems, one in Kitchen and one Upstairs in Master Bath dressing area.

Instruction manual and filter list in drawer.

**Houston Pool Renovation performed the following upgrades February 2023**

* POOL was replastered with tile and new toe tiles - 10-year guarantee.
* New pool lighting and electrical wiring from switch to pool ran in conduit by electrical subcontractor.
* Replaced part of decking eliminating diving board.
* Removed brick decking and replaced with concrete installing drainage to street.
* Extended concrete to rear of garage and under deck to house for door from porch.

New Polaris robot September 2023

New Betta robot July 2023

Replaced fence facing property by Bayou Fence September 2023. Added an 8-foot gate on side of garage.

Replaced rotted DECK 2022

**Improvements made prior to February 2021 provided by previous owner**

Installed Lanikai wood look tile and trim in living, dining, kitchen, utility room, bathroom downstairs 2021

New PEX plumbing in entire house 2020

New water line in from the city supply in the front yard 2019

New sewer line out to the city drain in back yard 2019

Installed in Kitchen new Granite countertops, new sinks, all new plumbing, garbage disposal and hardware and under cabinet lighting 2019

Installed new Granite desk top in office area 2019

Remodeled Master bathroom with 6' jetted tub with heater and all new plumbing and hardware.

New toilet, tile floor and bathtub surround

New built in towel closet next to tub 2019

New Granite countertops in both bathroom and dressing area lighting, trim. 2019

Installed French doors for privacy for the dressing area.

Installed Granite countertops in family bathroom, installed new tub, toilet, new floor tile and bathtub surround, lighting, plumbing, mirror and hardware in family bathroom 2019

Sunroom on porch with ac, clear glass doors and and doggie door 2021

New fence right side of house 2021

Replaced the exterior entire second floor siding with hardiplank 2021

Caulked and painted the entire house and garage 2021

Blown in 18" of insulation in attic 2021

Installed a zipper jacket attic insulator around attic access door for insulation 2021

Added a second return on the ceiling upstairs for the AC 2021

Installed plywood to walls and ceiling in the garage for insulation 2020

Installed a window ac unit in the garage 2020

Replaced gutters and downspouts 2019

new slate tile on front porch entryway 2019

Replaced all windows in home with Window world, double pane with uv gas 2014

Replaced water heater and raised to code 2019-2020 New sliding glass door in upstairs rear bedroom, window world, double paned with UV gas 2019

Installed new Katchakid safety net over swimming pool 2021

(Note newly poured concrete does NOT have anchors to support Katchakid netting.)

New stovetop (Note newly poured concrete does NOT have anchors.)

Refrigerator is approx. 3 years old.

Ac is approx. 8 years old.

Heater is approx. 8 years old.

Pool pump was replaced approx. 3 Years ago by Miller Pools.

Add 2 years to all dates that are estimated by previous owner.

Like to be off the beaten path yet in the thick of things? This home is that.

Just 2 blocks from water with multiple walk parks close by, including a duck park, about a half a mile away. In a community that prides on having multiple events during holidays to unite you and your neighbors.

Johnson Space Center is right around the corner. Kemah boardwalk is only 10 minutes away. Galveston is close by, as well as all the museums that downtown Houston offers.

You will not feel cramped in this home with its large rooms. If you work from home, it has a room off the kitchen that could be a formal dining room or a home office.

Home has a pool with a backyard conductive to entertainment.

It has 4 proper bedrooms upstairs, one of which is currently used as an upstairs living room leading out to a deck wood overlooking the pool.

The oversized master suite has dual walk-in closets and an ensuite with jacuzzi tub and 2 separate vanity areas, making it comfortable for a couple who need to get ready for the work day at the same time.

Downstairs living area has a gas fireplace and large windows for viewing pool.

There is another large room in the front of house that can be a playroom for the kids allowing adults to see children in the next room. Or use as another sitting area, limited only by your imagination.

Formal dining area is currently being used as a home office/storage area.

Home has ample storage with large hallway closet upstairs, large area under stairs, and living area cabinetry.

You have an enclosed mud room for any items that need to be stored indoors but not necessarily inside the house.

