

7 LITTLE TORCH - HARBORWALK

WHAT'S INCLUDED: EXTRAS AND UPGRADES!

Exterior:

General

- The home has a very desirable southern exposure, with unobstructed views of Galveston West Bay from the large outdoor living areas on all levels of the home.
 - All decks are covered with TREX decking, posts, and stainless-steel cabling to give maximum viewing.
 - Front deck has TREX railings
 - Stairs are TREX rails and posts
 - Hunter 7-station sprinkler system
 - Dedicated outlet for low-voltage outdoor landscape lighting
 - Three (3) underwater fish lights
 - Hose bibs on all decks for easy cleaning
 - Driveway to side entry oversized garage and circle driveway in front for extra parking
 - Three-car garage
 - o Single bay - 22' x 11' - 9' x 8' oversized garage door with wind bracing
 - o Double bay - 30' x 18' - 16' x 8' oversized garage door with wind bracing
 - Non-metallic LED can light in all exterior locations. The four (4) at the bottom level front have motion sensors.
 - Boat house with fish table - TREX decking
 - o Four movable benches
 - o Fishing rod holders on posts and fish table
 - o Dock Edge Roto-Molded 4 Step ladder
 - o Dock-mate dock bumper fenders
 - o Dock-mate Edge bumpers
 - Boat lift – 6000 lbs. capacity
 - Bulkhead covered in TREX decking
 - Hydraulic
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Lower Level - Entertainment area

- Bar area on lower level with natural gas grill connection
 - o Bar stools
 - o Fridge / Freezer
 - o Blaze Stainless Steel Gas Grill
 - o Coyote Stainless Steel C1P36 Pellet Grill
 - o Blaze Stainless Steel Power Burner
- Outdoor bathroom with uplifted toilet, sink, and shower.
- Custom Pool/Spa with white light
 - o Nominal size - 8'x15' 4 feet deep
 - o Jandy pool equipment
 - Pros Series AquaPure Electronic Salt Water Generator
 - iAquaLink intelligent pool control from smartphone or tablet.
 - Pro Series Stealth Pumps - (1) 1. SHP and (1) 3.0HP
 - Pro Series Cartridge Pool Filters
 - Pro Series LXI Gas-Fired Pool and Spa Heater
- Pavestone between home and bulkhead, raised flower beds for extra seating in rear of the home
- Polycarbonate coach lights at garage doors and front gates
- Rope light

Main Level

- Screened porch on main level, access from Master Suite
- Polycarbonate coach lights at exterior doors

Mid-level

- Covered deck for A/C compressor and generator
 - Polycarbonate coach lights at exterior doors
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Interior:

General

- Hydraulic Elevator (Residential Elevators, Inc.)
 - o Returns to main level (2) home position after 30 mins
 - Regal Wood Cognac Reserve, 5", 7", 9" Wide engineered floors throughout
 - All Windows are low-e and impact rated: Missile Level D, Wind Zone4
 - o Sustained winds of 140 mph and gusts up to 212 mph
 - o Tilt -In lower pane
 - Neuma Impact doors
 - Slip-resistant tile floors
 - Nut one QTXEN 110 Series Ultra Silent bathroom exhaust fans
 - CAT -6 network wiring to all bedrooms and living areas and garage
 - Honeywell automatic heat/cool thermostats
 - Walk-in closets in all bedrooms
 - Marble on walls in all baths and showers
 - All bedrooms and bathrooms are insulated from living areas for noise reduction
 - Spray foam insulation in all exterior ceilings, including the lower level below all living area
 - Blown-in insulation in all exterior walls
 - Windows
 - o New energy-efficient Hunter Douglas Duette Honeycomb FR motorized and manual shades.
 - Sliding doors
 - o New energy efficient Hunter Douglas Duette Honeycomb FR motorized shades.
 - Prewired for upper cabinet lighting in kitchen and game room
 - Kohler Highline Comfort Height Toilets with elongated Quiet Close seats in all bathrooms
 - LED safety stair lighting
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Main Level

- Gas log, remote start fireplace in the family room
- Master closet custom shelving and built-in dresser
- Electrical floor outlets (3) in the Family Room
- Master Shower
 - o Dual shower heads
 - o Single temperature control
 - o Separate on/off control
 - o (1) fixed shower head and (1) hand-held shower head
- Custom cabinets in the kitchen and all bathrooms
 - o Access panels for Kitchen vent hood and Master bathtub motor and drain
 - o Pantry- Drawers, Spice Rack, and Baking Sheet Racks
 - o Full extension slides for all drawers
 - o Multiple drawers for extra storage
 - o Cabinets on front of the island for extra storage
 - o Electrical outlets on the island
- Gemline Onyx Air Bath Tub in Master Suite - 40"x70"
- Under counter LED Kichler lighting
- Oversized granite kitchen island with bar stools
- Wired for alarm system
- o All exterior doors and windows on main level (only level accessible from exterior)

Mid Level

- Game room bar sink
 - KitchenAid beverage cooler
 - Under counter LED Kichler lighting
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Mechanical

- 20KV Generac generator - 100 Amp Automatic switch
- Two (2) new American Standard 3 Ton air conditioning condensers
- Rheem tank less water heaters
- PEX plumbing with isolation manifolds for hot and cold water
- New Dupure Water Softener system
- New Dupure Reverse Osmosis water filter system in the kitchen

Appliances

- KitchenAid Stainless Steel Appliances
 - o 48" Gas cooktop - 4 burner, Grill and Griddle
 - o Dishwasher - 5-cycle/ 6-option Aquasense Recycling System
 - o Convection Double Oven with Even-Heat Technology
 - o New Fridge Freezer
 - o New Wine Cooler
 - Sharp Microwave -24" Drawer unit in base cabinet on island
 - VentAHood Cooktop vent
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