

**2234 Keystone Ridge Lane**  
**Rosenberg, TX 77469**

**Home**

- All brick front elevation
- Doublewide Driveway with Double Garage Door
- Turf Backyard with 15 year manufacture warranty (\$9,659) - No Backyard Grass; on one side of house where the pool equipment is seller plans on filling area with white rock. Turf is installed and maintained by Texans Turf. Costs after 2 years to clean and add pet odorizer was about \$300 which was completed 6 months ago.
- Putting green and existing putting equipment in backyard
- Pentair whole house water softener AND treatment/filtration - costs \$150 annually to change filters and check up in order to maintain warranty.
- Heated Swimming Pool with Baja Shelf, several Waterfalls, Hot Tub, and Cool Decking - Pool Maintenance approximately \$200/month - hot tub takes maybe 30 minutes to heat up - pool takes 12-24 hours to heat up if in the middle of the coldest part of winter. Pool has an app to control functions, but per seller, the app is not turning on heater right now.
- Solar Panels (\$54,000) with Assumable lien - prior to solar electric bill was approximately \$400+ per month, now is average \$125 per month
- Landscape lighting wired to house and automatic timers to turn on at dark
- Pro External Plugs for a generator (\$700)
- Gas Line on Back Patio (\$150)
- Extra Attic Space Created Above Garage (\$800)
- Full House Custom Paint and Wall Accents in some rooms (\$10,000)
- 2" Cordless Blinds Throughout
- Fiber Internet
- Front and Back Cameras leased through ADT (\$64/month)
- Light Colored Wood Looking Tile in Main Areas of the Home
- Built in Internet Boosters

### **Kitchen**

- **Recessed Lighting**
- **Prewired for Under Cabinet Lighting**
- **Modern Handles on Cabinets and Drawers**
- **Granite Countertops**
- **Breakfast Bar**
- **Stainless Steel Frigidaire Gas Range/Oven**
- **Stainless Steel Frigidaire Dishwasher**
- **Garbage Disposal**
- **Reverse Osmosis (filtered drinking water at sink)**

### **Living Room**

- **20' Custom Curtains**
- **Catwalk above and Staircase with Wrought Iron Spindles**
- **Recessed Lighting**
- **World Map**
- **Overlooks Backyard**
- **Clerestory Windows allowing more Natural Light in**

### **Primary Bedroom and Bathroom**

- **Ceiling Fan**
- **Recessed Lighting**
- **Overlooks Backyard/Pool**
- **EnSuite Bathroom**
- **Expansive Walk In Closet with Custom Shelving and Dresser**
- **Double Undermount Sinks Plus Vanity**
- **Walk In Shower with Partition Wall which includes a Glass Window Allowing more light into shower area**
- **Rustic Wood Looking Tile Surround in Shower Plus Built in Shower Seat**
- **Dual Showerhead including a Waterfall and Removable Sprayer**

**Pool Table and Accessories Plus Dart Board and Accessories are included in sale. (\$2,000+)**