

3902 Quail Circle, Sealy, TX, 77474

Main House

Custom insulated windows w/impact resistant glass. Lower sash can tilt inside for ease of cleaning.

Custom interior wooden shutters

Back sliding door is insulated and has impact resistant glass

Ridge vents, Radiant barrier, and additional insulation in attic

Extra-large return duct to HVAC system to increase airflow and minimize noise

Dual chamber (two 500 gal tanks) septic system w/field lines

Separate grease trap tank for kitchen sink drain

Central heating is propane gas.

Fireplace is presently closed but can be made operational for wood burning. Can be modified for gas burning inset (gas piping in attic) or electric insert.

Security system monitored by ADT – door switches (on house and garage), break glass sensors, and smoke sensors.

Guest House

Approximately 485 sq ft living area (efficiency apartment) w/ two car garage.

Insulated windows w/impact resistant glass

Added insulation in attic

Mini-split air conditioning system

Single chamber (100-gal tank) septic system w/field lines to main field

Separate grease trap tank for kitchen sink

No cooking range top but 240vac wiring installed under counter for future use.

Security system monitored by ADT – door switches, break glass sensors, and smoke sensors.