

This house is smarter than the listing agent: a short cheat sheet of features for 26125 White Sage Cove Ln

Tech “stuff”

- Alexa controlled LED work lights installed for upgraded lighting in garage. I suppose if you can work Alexa, you can work these lights.
- Upgraded electrical to accommodate additional refrigerators/freezers or power tools in the garage. There is also external monitoring for this, so you will know if it ever goes out and you could spare yourself the fabulous surprise of coming home to a thawed out refrigerator, full of ice cream and other things no one wants to think about.
- Whole home surge protector installed, so that’s pretty cool
- Uninterrupted power supply, UPS, means the wireless setup has the ups backup so when power goes off it never kills the internet. Surf on, my friends
- Rachio smart watering controller for irrigation system. This means there is an automated rain center that connects to the national weather center.; no more overwatering here! You can control the entire thing from an app like the boss you are.
- LED bulbs throughout all fixtures. Many switches changed to Lutron Cassetta switches to allow remote operation and macro programs. Now, I have no idea what macro programs mean, but I do know that if you download the Lutron app, you can turn on all your lights, none of your lights, or program them however you like with one app.
- NEST thermostats, NEST protect (smoke detectors), NEST doorbell, NEST camera in garage. All of these things, you guessed it, can be operated from an app and allows you to control all the things from afar.
- 7 hardwired security cameras attached to a DVR that is cloud accessible for remote viewing when out of town. Installed in rack system in the media room. Guarding vision is the Camera app. There are two additional cameras available with the home, not that will provide maximum coverage. Full viewing of the scope of the cameras can be seen in the theater room.
- Luxul Router, Wifi Controller, and managed network switch with 3 indoor access points. This manages all smart devices and allows for most efficient

internet throughout the entire residence. An extender on the back porch allows for Wi-Fi outdoors and all of your neighbors will be jealous when they see your WiFi pop up almost all the way down the street

- Media room has Sony Projector and custom screen for short throw, one Blu Ray Player and surround sound receiver with 7 Jamo speakers and 2 subwoofers. All AV components installed on rack with backup power supply.
- Pool & Hot-tub with I-Aqua link controller (app-based controller) and routinely serviced by Parrot head, now Pool Tech.
- Landscape lighting is controlled by Luxor LED lighting and WIFI controller box
- 2 Polk Outdoor speakers integrated with rack system capable of playing amp and Sonos attachment. You can play these with an app or via satellite
- TV mount under the porch integrated all of the fancy tech stuff that is included in the media room.
- InTouch for all of the security and internet to ensure it is running at the max capacity. Go ahead- run a speed test! You won't be sad about it
- Whole home media controllable by Savant system.

** (Also- don't worry about not understanding how to work all of the things- should you need assistance, we can arrange that!)

Other miscellaneous items to note:

**** Generac 22kw natural gas generator with transfer switch. All services and extended warranty maintained with generators of Houston.***

- All walls finished in Sherwin Williams emerald line paint.
- LVP wood finish flooring installed throughout upstairs and downstairs
- Heavy duty hanging racks installed in garage for all of the stuff you keep saying you are going to get rid of
- Sherwin Williams epoxy flooring in garage
- Custom closets insert in the primary bedroom and closet

- Get comfy, home theater seating currently in the media room will stay!
- Kitchen aide Pro oven, microwave, and dishwasher, so now is the time to learn how to slay in the kitchen
- LG upgraded refrigerator that makes craft ice cubes for all of that entertaining you are about to do!
- LG washer and dryer with mini washer.
- Mist Away mosquito fogging system (runs 3 x times per day to eliminate mosquitos). This is one of the real heroes here
- Pool has Tahoe Blue pebble tech finish and included is your Automatic robotic cleaner
- Outdoor Kitchen custom built with sink and Memphis Pro pellet grill. Even if you are a bad cook, this should do you a solid
- Natural Gas Fire pit with outdoor lounge furniture, chaise lounge chairs, and offset umbrella included.