

Features and Updates

7410 Fort Augusta Court, Spring, Texas 77389

• Recent Updates

◦ 2017

- Entire interior and exterior of home repainted \$25,000.00
- Installed imported French Oak wood flooring throughout the home \$71,000.00
- Installed custom hand-bent staircase railing and balusters to match the wood flooring \$22,000.00
- Updated and replaced main entry door \$12,000.00
- Replaced kitchen counters and backsplash and re-painted cabinets \$15,000.00
- Remodeled the butler and bar area with additional built-ins, new counters, and painted cabinets \$5,000.00
- Remodeled the office with new built-ins, painted ceiling beams, installed TV wiring and additional outlets \$5,000.00
- Installed additional recessed lighting in upstairs bedrooms and game room \$3,000.00
- Installed epoxy flooring in both garages \$4,000.00

◦ 2018

- Outdoor Living \$112,000.00
 - Fully remodeled and extended the outdoor kitchen
 - Installed tile flooring
 - Installed beadboard ceilings
 - Installed a roof extension
 - Installed a larger fire pit and built additional seating
- Exterior Landscape Lighting installed throughout the property \$21,000.00

◦ 2023

- A/C Condenser covering the Primary Wing of the home replaced \$8,000.00
- Both garage doors and main garage door opener replaced \$8,000.00

• **Recent Updates Ctd.**

◦ 2024

- All South and SouthWest facing windows were replaced with double-pane Low-E windows, including the guest suite, stairwell, dining room, and the primary suite bedroom, bathroom, and closet. Windows were installed by Houston Window Experts, and include a 10-year transferrable warranty. \$32,000.00
- Entire wood privacy fence replaced, and wood gates rebuilt \$7,000.00

◦ Miscellaneous Updates

- Three of Five pool pumps were replaced in the last 2-years
- Pool has been converted from saltwater to chlorine
- Driveways and windows have recently been professionally cleaned

• **Property Features**

◦ Kitchen, Dining, Butler, and Bar

- Thermador Professional Appliance Package, including;
 - 48" Pro Steam Range featuring 6- gas burners & griddle and an electric oven, a steam oven, and warming drawer.
 - A separate electric wall oven, microwave oven, and warming drawer
 - 48" Built-in French-Door Refrigerator
 - Built-In coffee and espresso machine with steam function
 - Two dishwashers, one near the main sink and another near the prep sink.
- Built-in Manitowac ice maker
- Custom cabinetry with appliance lifts and oversized pantry
- Recently re-designed and updated butler pantry and wet-bar with built-in refrigerator
- Two spacious and climate controlled wine cellars with a ~304 bottle capacity

- **Property Features**

- Primary Wing

- Generously sized Primary Bedroom features
 - French Oak wood floors and tray ceilings with custom lighting
 - Sitting area with fireplace
 - Private access to the Outdoor Living Area and pool
 - Automatic shades and custom lighting
- 5-Piece luxurious Primary Bathroom features
 - Large fully enclosed steam shower with custom water features
 - Over-sized jetted soaking tub and shower wand
 - Dual sinks and separate vanity area
 - Separate water closet with bidet commode
 - Built-in towel warmer
- Massive 13'x15' Primary Closet features
 - Custom drawers and cabinetry
 - Abundant shoe and accessory organization
 - Custom dressing bench
 - Built-In floor safe
- Private Owners Study features
 - Coffered ceilings
 - Built-in cabinetry and book shelves
 - French Oak flooring and gas-log fireplace

- Family and Entertainment Areas

- Bright and spacious Livingroom features
 - Soaring tray ceilings with custom light features
 - Wall of windows overlooking the outdoor living areas
- Private Home Theater featuring
 - Recliner seating for 6
 - 110" Built-In screen
 - 3-D Projector and full surround sound

- **Property Features**

- Family and Entertainment Areas ctd.

- Spacious Upstairs GameRoom and Library features
 - Enough room for a pool table and entertainment area
 - Custom built-in cabinetry, bookshelves, and desk
 - Adjacent powder bathroom for convenience

- Outdoor Living Area

- Summer Kitchen features
 - Built-in 30" RCS Cutlass Pro natural gas grill
 - Counter integrated natural gas power burner
 - Counter integrated ice chest
 - Stainless steel built-in storage drawers and cabinets
 - Full-size prep and wash sink
 - Granite counters and eat-in bar
 - Abundant prep and serve space
- Mounted SunBrite Television included
- Custom built gas fire pit and surround seating
- Large heated custom swimming pool with jetted spa, gorgeous water features, and spacious tanning shelf
- Full irrigation system with integrated mosquito control system

- Miscellaneous Features

- Spray-foam insulation throughout the property
- Whole home back-up generator
- Whole home water softener and reverse osmosis filtration system in the Kitchen
- Whole home Nuvo and Control4 audio system
- Fully wired security system with video surveillance
- Central vacuum system
- Two oversized garages with additional storage or workshop space
- Abundance of climate-controlled storage space in the finished and un-finished attic spaces
- Meticulously and tastefully landscaped with mature magnolia trees, brightly colored flora, fig trees, and automatic landscape lighting



Utility Information & Averages

Electric Provider
Gas Provider

Reliant Energy
 Centerpoint Energy

Water & Sewer NW Harris County MUD #19
Trash NW Harris County MUD #19

<u>Month</u>	<u>Electric</u>	<u>Gas</u>	<u>Water/Sewer</u>	<u>Trash</u>
<u>January</u>	\$522	\$49	\$42	<<<
<u>February</u>	\$587	\$117	\$42	<<<
<u>March</u>	\$470	\$55	\$42	<<<
<u>April</u>	\$409	\$36	\$56	<<<
<u>May</u>	\$466	\$29	\$234	<<<
<u>June</u>	\$552	\$27	\$226	<<<
<u>July</u>	\$742	\$86	\$260	<<<
<u>August</u>	\$916	\$24	\$286	<<<
<u>September</u>	\$957	\$27	Old water company didn't give Oct. when called	<<<
<u>October</u>	\$865	\$28	\$501	<<<
<u>November</u>	\$527	\$27	\$167	<<<
<u>December</u>	\$455	\$38	\$321	<<<
<u>Monthly Average</u>	\$622	\$45	\$198	<<<

- Trash is included in the Water/Sewer Bill
- Water billing company changed in Jan. 2024