

Features and Upgrades

2438 Hannover Way, Spring, TX 77388

Smart home features:

- New Sensi smart thermostat (Model #ST75)
- New Rain Bird Smart sprinkler system (Model #ESP-TM2) with 6 active zones
- New Genie Signature Series ¾ hp. Ultra-Quiet Belt Drive Smart Garage Door Opener (Model #3155D-TKSV)
- New Ring Pro doorbell and Schlage keyless front door entry
- Dusk-to-dawn light bulbs in porch light, driveway light

Wired for ADT - system owned:

- Outdoor cameras on driveway, side yard, back yard
- Sensors on doors, downstairs windows
- Glass break sensors
- Indoor cameras in living room, upstairs family room
- Motion detector in living room
- Control panel in the living room; auxiliary control panel in the master bedroom

Outdoors:

- New roof – 2020
- New exterior paint – 2021
- New front door – 2020
- New back door and storm door - 2020
- New cedar fence (7' tall)

HVAC:

- New Ameristar A/C – 2019

Plumbing:

- New Navien ultra-high efficiency condensing tankless water heater (Model # NPE-180S2) – 2022

Indoors:

- New interior paint – 2021
- Downstairs: New wood grain tile floor throughout; herringbone pattern
- Upstairs: Stone Polymer Composite (SPC) engineered vinyl plank floor throughout

Study:

- Solid wood double-door entry from foyer and single door entry from kitchen, both with privacy locks

Powder room:

- New toilet – 2021
- Built-in solid wood cabinets with quartz countertop

Kitchen:

- Quartz countertops
- New Bosch 100 Series Premium 24 in. Stainless Steel Top Control Tall Tub Dishwasher with Hybrid Stainless Steel Tub (Model #SHX5AEM5N) – 2022
- New Brondell H2O+ Coral UC300 Three-Stage Undercounter Water Filtration System (Model #UF-35) and single-handled drinking water dispenser faucet – 2022
- Custom designed solid wood cabinetry - fold-out sponge drawer under sink, pull-out blind corner access shelves, spice and utensil racks flanking range, 2-bin garbage drawer in island, fold-out utility drawer in island, float-out appliance cabinet
- New GE 30 in. 6.7 cu. ft. Slide-In Double Oven Gas Range in Stainless Steel with Griddle (Model #JGSS86SPSS) – 2022
- New LG NeoChef 2 cu. ft. Countertop Microwave with Smart Inverter (Model #LMC2075ST) – 2022

Upstairs bathroom:

- New toilet – 2021
- Built-in solid wood cabinets with quartz countertop
- New Panasonic WhisperGreen fan (FV-0511VKS2) with SmartAction Motion Sensor (FV-MSVK1) that vents to the outside – 2021
- New bathtub/shower with tile – 2021

Master bathroom:

- Built-in solid wood cabinets with quartz countertop
- New Panasonic WhisperGreen fan (FV-0511VKS2) with SmartAction Motion Sensor (FV-MSVK1) that vents to the outside – 2021
- New shower with frameless glass shower door and tile – 2021
- New toilet – 2021