

- **Seller Upgrades to Spinnaker:**

- Resurfaced the pool 2023
 - Upgraded, luxury quality tile in spa
 - Upgraded, high quality pool surface
 - New LED colored lights throughout pool and spa
 - Updated most pool equipment: 2021
 - New pump(s)
 - New control hardware
 - Added WiFi connectivity for management
 - Re-floated the pool deck
- GeoThermal is awesome 2022
 - 2 units that are in the attic (in their own custom little rooms)
 - Geo-thermal field is between house and barn, inside the fence
 - Geo is all electric and very efficient, considerably lowers total cost of heating and cooling on the property.
- Installed tankless hot water heater 2021
- Garage remodel 2021
 - Professionally installed floor coating
 - Professionally installed new shelving and cabinet system
- Installed Tesla Car Charger in garage 2021
- Rebuilt the septic system 2021
 - New pump & control unit
- Entire home water filtration system installed 2021
- Wired home for generator, installed bypass of electric grid at the breaker panel 2022
- Updated the security system and smoke alarms 2022
- New floor upstairs 2023
- Repainted all rooms 2024
- Updated bathtubs and showers 2024
- Updated bathroom faucets and other hardware 2024
- Lots of landscaping! 2021-2024
 - Removed roughly 50 trees
 - Opened the side yard for a garden
 - Yard (and garden area) has lots of sunny areas, lots of shady area
 - Planted lots of trees, bushes, flowers, and grass
 - Improved drainage across the yard
- Installed smart light switches in the home, providing an intercom and home automation
- Updated recessed can lights in house to be LED 2024
- Updated and modernized multiple lighting fixtures across the home 2024
- Installed smart home water use system 2021
 - System alerts homeowner if more water than normal is being used
 - System allows user to see how much water is being used at any given time
 - Automatically shuts off water if any issues are detected
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- **Things Seller love about Spinnaker:**

- The neighborhood has a traffic light, so pulling out onto 1488 is safe and protected.
- Quick access to multiple HEB locations
- Quick access to multiple great local restaurants
- The 4 squirrels in the front yard are named Pickles, Nathan Explosion, Toki, and Marzipan. They were all orphans that we rescued and then raised by hand. They remain friendly.
- The deer herd shifts between 10-20 head depending on time of year, averaging about 12. They are also friendly and love to be fed corn in the morning and evening. If you feed them in the am, they will bring the fawns around and you can see the little cute ones. If you leave the 3 acres wild, the herd will basically live in your backyard. Do not pet.
- Wonderful neighborhood for walks. Most neighbors walk the neighborhood regularly, most drivers are used to walkers and are friendly.
- Neighborhood also has many miles of nature trail to explore for an easy daily "forest bath."
- The privacy of the property
- The wildlife that lives on the property
- Wonderful yard for a garden, plenty of shade and sunny options for play and for gardening.
- The metal barn allows for year-round hobbies, space for storage of boats or RV's
- Incredibly spacious primary bathroom and a large primary closet.
- A very large fenced area for pets to run in the backyard.
- A house built both for privacy and for entertaining with a gazebo, outdoor bathroom, oversized pool, and a hot tub that easily fits over six people.
- For large dinner parties in the double digits, there is not only a very large dining room, but also a breakfast area that rivals the size of most house's formal dining rooms.
- A bright light-filled house with floor to ceiling windows.
- Easy maintenance tile downstairs and durable flooring upstairs.
- Property is allowed to have a water well drilled
- Property is allowed to have horses on it