

Upgrades  
45 Sullivan's Landing Way  
Missouri City, TX 77459

- Roof- 2016
  
- 3 AC units. Trane XR- MFR 2016-  
5.0 tons  
3.5 tons  
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Ttl tonnage- 12 tons
  
- Full Home generator - Kohler 38kW Liquid-Cooled- 2017 (see maintenance report)- Includes pool equipment.  
Note: Only home on street that did not have burst pipes in Feb, 22- Freeze
  
- New sprinkler system with Rachio smart hub- 2022
  
- Pool, Spa, Chiller, Heater- 2017 (100k). Pool is chlorine and UV ray with Bluetooth controls for all equipment.
  
- Mosquito deterrent system (fence and eaves, auto spray, non toxic) quarterly service (optional)
  
- Professional, in ground Basketball court system
  
- Outside lighting, including LED basketball court lighting
  
- All inside and outside can lights- LED
  
- New bannisters
  
- Painting
  
- Tile work, backsplash and fireplaces

- 50k Brazilian Cherry wood floor
- Carpet- 2017
- Hub wiring throughout house for even internet distribution and speed.
- IT closet, upstairs bedroom closet
- Security system (optional and removable if not desired)
- Painted scuff resistant garage floor with flake accent.
- Fence, completely changed- 2023.
- Attic Pest system. All entrances for infestation sealed, quarterly inspection- 2022.
- New Cooktop- June 2024