

# 299 Lakeshore

## Update List



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### COMPASS

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#### EQUIPMENT

1. Fiber internet (2024)
2. Hvac dual zone systems in main house (warranty by Weeks HAVC)
3. Two mini split systems for garage and garage apartment (climate controlled Garage) Warranty by JRO Mechanical
4. Arch shingle windstorm rated room on main house and garage
5. New TPO impermeable flat roof to both balconies.
6. Vesta tankless gas hot water heater (warranty by Texas James Plumbing)
7. DP50 impact and storm rated windows throughout home and garage apartment
8. (Warranty by Grogan Building Supply)
9. DP50 impact rated skylights in both home and garage (garage skylights are operable/opening) Grogan Building Supply
10. DP50 impact rated storm doors, sliding door and French door (Grogan Building Supply)
11. Handmade custom fit steel front door with dual pane wave glass
12. (Warranty by Grogan Building supply)
13. Closed cell spray foam in all attic spaces (including garage apartment)
14. Closed cell spray foam underneath home
15. Garage apartment built to above national fire code standards (3 hour envelope)
16. 7 Point Closed Circuit Home Surveillance System. Cameras are equipped with infrared and motion detection recording. All CCTV cameras are power by ethernet and system has a 3 hour backup power supply. (Warranty and updates serviced by Texas Surveillance and Security)
17. Google Smart Home System
18. Doorbell Cameras, Fire detection systems, Smart lights and switches are controlled by system. Door alarm/security system can be added to suite.
19. Phillips Hue outdoor lighting suite (also controlled by google smart home) Full RGB color array. Autonomous scheduled light shows for holidays like Christmas and Halloween.
20. New Rainbird sprinkler system for entire lot and flower beds. (Warranty and serviced by AllPro Irrigation)
21. RV power hook up in garage.
22. Fireplace and chimney rebuild (Masters Services Chimney & Masonry)
23. HardyBoard shingle style siding
24. Painted with Sherwin Williams Emerald Rain Refresh acrylic latex

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#### Updates/Renovation

1. To the studs entire home remodel
2. Solid plank white oak floors throughout
3. Hand built solid oak and maple custom cabinetry throughout home. Kitchen, bathroom, and master closet.
4. Oversized master shower with free standing tub
5. Designer tile in all bathrooms (Daltile, Marazzi Showroom & Design Studio)
6. Designer Brizo faucets, shower/tub fills throughout (Ferguson Supply)
7. 3cm natural stone countertops throughout home. (Earth Stone Colours Houston)
8. Bosch 800 Series 30" Combination Microwave and convection/steam oven
9. Bosch 800 Series 36" French door refrigerator
10. Bosch 800 Series 24" Dishwasher (K&N Appliance Gallery)
11. Thor KITCHEN 36-INCH PROFESSIONAL DUAL FUEL RANGE (6 15,000BTU gas burners with Wok ring attachment, electric convection oven) K&N Appliance Gallery
12. Zephyr 36" Range Hood 900 CFM booster fan (exhaust pipe is vented through roof) (K&N Appliance Gallery)
13. Level 5 flat wall texture
14. Sherwin Williams Duration paint
15. 3 panel doors thought interior rooms and closets
16. Doorways and passage ways widened to ADA spec (previous door openings were 20" upstairs)
17. Designer lighting and chandeliers (LIGHT Houston)
18. ~500sqft garage loft apartment 12ft ceilings dual skylights with full bathroom and ~200sqft balcony
19. Upstairs family/game room 14ft ceilings dual sky lights ~500sqft balcony
20. Aluminum and cedar perimeter fence
21. 10 car driveway stamped and color matched to home
22. Recess lighting with dimmers throughout home