

Features:

Strong upgrades

- o Storm windows (extremely quiet, high insulation value, highly resistant to any damage in a storm - secure)
- o Storm doors - not ordinary glass - extremely strong, extra insulating layer
- o Insulated and sealed main doors with Medco bolts
- o Hurricane-resistant shingles
- o Reflective barrier under roof and airlock stairway seal

Good Utilities

- o Recent flow-through water heater
- o Recent advanced dual HVAC units with variable speed quiet operation
 - Internet-connected, phone controlled
- o Upgraded ducting - hard ducts on air delivery
- o Garage door opener with internet connection
- o High-speed mesh Wi-Fi network through home and garage
- o Automatic IoT Moen water shutoff
- o Modern low-flow toilets with a higher seat

Nice Aesthetics

- o Tile and stone countertops throughout the main floor
- o Silent adjustable remote control "Big Ass" (the brand) fans in the living room, master bedroom, and family room
- o Recent carpet upstairs
- o Recent painting of the interior, good paint exterior

Leaving appliances in good working order

- o Spacious fridge in the kitchen and second fridge/freezer in the laundry.
- o Glass cooktop - easy to clean (no nobs, recesses) with pop-up vent
- o Dishwasher
- o Washing machine, dryer
- o Countertop Breville microwave

Outside

- o 7/8 th brick with Hardy Plank for the remainder and garage
- o 2.5 car garage with large workbench, various shelving, and attic storage area
- o Breezeway from house to garage
- o Underground sprinkler system
- o Professionally trimmed mature trees
- o Rock trimmed front flower beds

Neighborhood

- o Schools - The horizon and AP programs in the local schools are excellent – the seller's child went from there to two Ivy League schools.
- o Local Y is affordable, well-equipped, and handy. Owners usually went to the Y after a bike ride on the nearby trails on the bayou or by walking there.
- o Sterling Golf Club at Houston National
 - 12 minutes away, the sellers have a founders' membership and enjoy both courses. Founders get 10-day advance bookings – so the sellers choose early times to get three-hour rounds (walking or riding).
 - Bonus - Golf membership can be transferred to the buyer (**there is a transfer fee**)
- o Local restaurants and big box stores are closed. Some are a walk away, such as Sprouts, Total Wine, Panera, Banh Mi and Tea, and Ogi (treats).
- o Walkable neighborhood with parks and a pool.

Persona/Optional items up for negotiation:

Downstairs Media System:

*the console will remain with the seller, but:

- The living room has two refined glossy black PSB Silver Stratus i tower speakers connected with Monster Cables (Currently in the garage)
- The Kitchen has a pair of Paradigm Prestige high-quality bookshelf speakers
- Two apples TV's - 1 to interface with the NAD T 775 Reciever and 1 for IoT Devices

Another lovely accurate sound system.

Note: NAD T775 is working but needs replacement of one of the circuit boards

Upstairs Media System:

- Amish Craftsman Cherry media console with aftermarket ultra-quiet ventilation fans
- 60" Sony TV
- Apple TV media center
- NAD T777 Surround Sound Receiver
- SurgeX Eliminator high-performance surge protector
- Sony BluRay capable Blue-ray player
- 1 pair of Martin Logan Vista Electrostatic speakers with built-in woofer
- 1 stand-alone Martin Logan Depth subwoofer
- APC Backup X UPS 1500
 - Terrific sound system -also works with TV
 - UPS allows to ride through short power outages
 - Multiple levels of fault protection (house, APC, then surge X) protect the entire system in series

Furniture:

- Upstairs office furniture

