

Enhancements & Features: 16423 Whiteoak Canyon Drive Humble, TX 77346

- Hi quality Perry house (plan 2952W elevation 30) 2952 sq ft 4 bed, 3 full bath, tall partially decked attic, 7971 sq. ft. lot
- 24 KW whole house Generac with automatic transfer switch, professionally installed and maintained by Generator Supercenter (largest best known Generac dealer in Houston)
- Multi-zoned irrigation with customized program to optimize grass & shrub watering
- Termite treatment with warranty in place
- Professional pest control since house was new
- LED energy efficient bulbs
- 2 new Rheem Professional 40 gallon gas water heaters Jan 2025 (6 year tank warranty)
- Extensive landscaping including 2 french drains
- HOA approved 80-10M flagpole ham radio antenna with tuner and low loss coax
- Christmas lights \$500 annual installation, takedown, and storage
- New carpet to convert shop back to game room
- Long life epoxy on garage floor and back patio
- Natural gas for BBQ grill; grill concrete anchors
- Sherwin Williams paint throughout (SW top of the line Emerald in main high traffic areas)
- 3 Dust and allergen filters 1 with pressure drop sensor used since new
- External automatic filtered fresh air injection
- Multiple wi-fi accessible smart light switches
- Ring doorbell, nest energy saving thermostat, zwave capable keypad front entry lock
- Blackout curtains in all bedrooms
- Off the ground bicycle storage in garage, additional outdoor hidden covered storage
- All manuals for equipment
- Game room utilized as indoor workshop with 220v outlet
- Whole house surge protector