



## Notable Features + Amenities

### Home Details:

- 4 bedrooms with primary on first floor
- 3.5 bathrooms
- 2,712 sq ft per Appraisal
- 10,008 sq ft lot per HCAD
- Heated Pool/Hot Tub
- Outdoor Gas Firepit
- Acclaimed Spring Branch Independent School District
- Rummel Creek Elementary, Memorial Middle, Stratford High

### Seller Improvements:

- New Carpet along stairs and all upstairs-April 2025
- Updated landscaping-April 2025
- Added Utility Space upstairs and relocated washer and dryer lines-April 2024
- Installed New Kitchen Cabinetry in previous Washer/Dryer space-April 2024
- Installed Air Conditioning Compressors, Furnace-May 2023
- Added Mosquito System covering entire backyard and front yard-February 2023
- Installed New Pool Heater-January 2023
- Replaced part of the attic soffits
- Installed new solar driveway gate operator

### Convey With Sale:

- Washer
- Dryer
- Refrigerator
- Mosquito System
- Large outdoor umbrella
- Dolphin Nautilus CC Plus Robotic pool vacuum cleaner

### Previous Seller Improvements:

- New in-line pool chlorinator (2022)
- New garage door and smartphone controllable garage door opener(2022)
- Interior paint (2022)
- Hardwood floors refinished (2022)
- New fence (2022)
- Rewired the garage electrical and ran new wiring from the house. New 200-amp electrical service was added. (2020 & 2022)
- Water Heater (2020 & 2018)
- Travertine pool decking and coping (2020)
- Outdoor gas firepit with stacked stone and travertine (2020)
- LP Smart Side exterior siding (2020)
- GE Refrigerator (2018)
- Bosch Dishwasher (2017)
- Pool and hot tub were built in 1999 and refurbished in 2017. System is controlled by Aqualink Pool Automation. Aqualink can be controlled via smart app that includes pool, spa, heater, pool and spa lights and 2 zones of patio and fire pit lights..
- Driveway gate (2015)
- Roof (2008)
- Windows (2008)
- Updated Kitchen and bathrooms
- Added Gas fireplace in study

### \*Information Provided by Seller