

PER SELLER:

PG. 1 of 2

Approx
250K
upgrades

459 Maurius Drive Updates

- 2025 Exterior Paint w/ Upgraded Sherwin Williams Emerald Rain Refresh (lasts approx. 10-15 yrs) \$5K
- 2025 Updated Master Bath w/ Quartz Counter Tops, 2 new Sinks w/ waterfall faucets, 2 new light fixtures, new floors in closet & master bath, new main closet doors, new shower door, new toilet & freshly painted w/ Sherwin Williams paint (approx \$20K)
- 2025 Updated 2nd Bath w/ Quartz Counter Top, new light fixture, New Toilet Seat, Freshly painted walls & baseboards in 2nd Master Room w/ Sherwin Williams Paint (approx. \$5K)
- 2024 Fully Renovated Kitchen w/ Kitchen Aid Appliance (approx \$15K) Quartzite Brazilian Counter Tops & Backsplash ≈ \$12K Deluxe Crown Molding throughout Downstairs (approx. \$5K) Ethan Allen light fixtures (Dining & Kitchen approx \$2,200) Kitchen Floors (approx \$5K) Added additional upper & lower black cabinets w/ soft close (\$6K) & a Kitchen Aid Wine Refrigerator.
- 2024 Updated Hall Bath w/ new cabinet sink light fixture, self close toilet & quartzite Brazilian countertop & new floors - (approx \$5K)

Ag. 242

2015 Engineered Hardwood Floors downstairs
Updated Fireplace (#5K)

Beautiful 2 Story Townhome in the
gated Community of Regatta Sunhomes
located in Kerich Texas.

Two Master Suites upstairs with a
fully remodeled kitchen that has all new
Kitchen Aid Appliances including a wine refig
Quartzite Countertops & Backsplash.
Plantation Shutters, Deluxe Crown Molding,
hardwood stairs, nestled by 2 Windows
Elegant, Move in Ready. A Must See.
Perfect for a Empty Nester or a Couple

EXTERIOR PAINT



**SHERWIN
WILLIAMS**

Emerald® Rain Refresh™ Exterior Acrylic Satin

K48-1900 Series

CHARACTERISTICS

Emerald® Rain Refresh™ with Self-Cleaning Technology™ is our most innovative exterior architectural house paint ever.

Key Attributes and Benefits:

- Excellent application, flow and leveling
- Excellent dirt pick up resistance
- Excellent water shedding
- Self-priming
- Resistant to wind driven rain
- Can be applied down to 35°F

Emerald Rain Refresh is formulated to be self-cleaning by shedding dirt upon rain or water contact.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 250-300 sq.ft. per gallon
@ 5.3-6.4 mils wet 2.1-2.5 mils dry

Drying Time, @ 50% RH:

	@ 35-45°F	@ 45°F +
Touch:	4 hours	2 hours
Recoat:	24-48 hours	4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 10-20 units @ 60*

Tinting with CCE only:

Base:	oz. per gallon	Strength:
Extra White	0-7	SherColor
Deep Base	4-14	SherColor
Ultra-deep Base	10-14	SherColor

Extra White K48W01951

(may vary by color)

VOC (less exempt solvents):

less than 50 grams per liter; 0.42 lbs. per gallon

As per 40 CFR 59.405

Volume Solids:	39 ± 2%
Weight Solids:	50 ± 2%
Weight per Gallon:	10.18 lbs
Flash Point:	N/A
Vehicle Type:	Proprietary acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	25.1 grains/(hr ft ² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 03/14/2022. Complies with

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N.A.
LEED® v4 & v4.1 VOC	Yes
EPD-NSP® Certified	N.A.
MIR-Manufacturer Inventory	N.A.
MPI®	Yes

APPLICATION

On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

No reduction needed.

Brush:

Use a nylon-polyester brush.

Roller:

Use a high quality polyester roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray—Airless

Pressure 2000 psi

Tip .015"-.019"

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with Emerald Rain Refresh coating. On repaint work, apply one coat of Emerald Rain Refresh; on bare surfaces, apply two coats of Emerald Rain Refresh, allowing 4 hours drying between coats.

Do not paint in direct sun. Apply at temperatures above 35°F. Paint from a dry area into the adjoining wet coating area. When the air temperature is at 35°F, substrates may be colder, prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

Use high bond exterior painter's tape such as ShurTape FROGTAPE® High Bond Exterior Painter's Tape™ (SMIS 651259798) when coated surface requires masking. Allow coating to dry 24 hours prior to applying to surface.

Do not reduce.

SPECIFICATIONS

Emerald Rain Refresh is self-priming on most surfaces. Emerald Rain Refresh can be used as a self-priming coating on many bare surfaces. When used this way, the first coat of Emerald Rain Refresh acts like a coat of primer and the second coat provides the final appearance and performance.

Apply 2 coats on new, bare substrates or 1 coat for repaint.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding¹,

Galvanized Steel¹

2 coats Emerald Rain Refresh

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surface

2 coats Emerald Rain Refresh

Brick Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer (if needed) or

Loxon Conditioner (if needed)

2 coats Emerald Rain Refresh

Cement Composition Siding-Panels

1 coat Loxon Concrete and Masonry Primer (if needed) or

Loxon Conditioner (if needed)

2 coats Emerald Rain Refresh

Steel

1 coat All Surface Latex Enamel Primer

2 coats Emerald Rain Refresh

*Vinyl Siding

2 coats Emerald Rain Refresh

Wood (Cedar, Redwood)

2 coats Emerald Rain Refresh

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of Emerald Rain Refresh may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using Emerald Rain Refresh.

Composition Board-Hardboard: Because of the potential for wax bleeding out of the substratum, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher. Surfaces with a pH greater than 9 must be primed with a high pH-resistant coating such as Loxon Concrete & Masonry Primer-Sealer.

Standard latex primers cannot be used below 50°F. See specific primer label for that product's application limitations.