

## Upgrades and Features

### Upgrades:

- Crestron Control Processor for future automation (audio, video, lighting, curtains)
  - **Currently utilized for:** HVAC, security system, interior & exterior cameras
- Interior & exterior security camera system
- Commercial-grade network with wireless access points
- Commercial-grade surge protection at each breaker panel
- Whole home Pentair water treatment & softener system
- Two tankless water heaters
- Whole home generator, serviced monthly
- Custom chandeliers in entry, dining, and living room

### Features:

- High ceilings with exposed beams in the living room
- Oversized laundry room with built-in cabinets, drawers, shelving, and desk nook
- Primary closet with custom built-ins, luxury finishes, and generous storage
- Epoxy Garage Floor
- Electric Car Charger
- Elevator services all 3 floors
- Outdoor living w/ Summer Kitchen
- Walkable to Memorial Green, Shops, and Restaurants
- Zoned to top rated SBISD Schools
- Most first-floor furnishings and mirrors are negotiable