

Home Features



- Sprawling two story on approximate an acre in a gated neighborhood
- Great location off loop 336. You can feel like you're getting away but still be close to everything!
- Homeowner has invested approximately \$150,000 in upgrades since 2024

Major System Upgrades

- Generac Protector/XG Series 48kW natural-gas liquid-cooled whole-home standby generator for continuous back up power
 - Upgraded electrical service with dual 150-amp panels
 - Whole-home surge protection
 - Replacement breaker panel with transferable lifetime warranty
 - Two newer HVAC systems (Amana system installed in 2024 and Trane system installed in October 2025.)
- Extensive HVAC improvements including condenser, coil, ductwork, and system cleaning

Technology & Security

- Whole-home CAT6 structured wiring with hardwired data drops throughout most of the home
- Central in-wall network enclosure with gigabit switches, patch panel, and surge-protected power
- Savant surround sound system with amplifier, soundbar, subwoofer, and in-wall speakers in the living room
- Ring security cameras and floodlight cameras
- Updated smoke detectors, carbon monoxide detectors, GFCI protection, and dedicated electrical circuits

Kitchen Features

- Custom Kent Moore cabinetry and drawers
- Fisher & Paykel 5-burner cooktop
- Miele double ovens
- KitchenAid warming drawer
- Bosch dishwasher (2024)
- GE microwave (2024)
- Garbage disposal (2024)

Plumbing & Bathrooms

- Remodeled primary shower featuring rainfall and waterfall shower system
- Upgraded toilets throughout the home. Water heaters replaced in 2018
- Original built-in medicine cabinets in all three upstairs bathrooms

Interior Enhancements

- Custom magnetic shutters in bedrooms (2024)
- Premium Hunter Douglas wood blinds with lifetime warranty
- Custom-built sunroom doors by Primo Doors of Houston
- Updated lighting fixtures throughout
- Drywall, ceiling, and paint refreshes

Exterior Improvements

- New cedar privacy fence spanning approximately 612 linear feet
- Double drive gates on both sides of the property
- Professional stain finish
- New Rain Bird automatic sprinkler system with rain sensor
- Re-zoned irrigation system for front and back yards
- Yard regrading and drainage improvements
- Updated landscaping and planting beds

Garage

- New garage door, opener, and spring (2024)
- Epoxy-coated garage floor
- New entry door from garage to home