



General Throughout the House

All Fixtures are oil rubbed bronze Moen
All Hardware is oil rubbed bronze Quickset
All Granite in baths is 3cm
All Locks can be rekeyed by owner

Rinnai Tankless water heater with circulating pump
KOHLER whole house generator, 20 RCA 20/18KW
Security video cameras external (8) with monitors (2) + recorder
2 large files of all equipment operating instructions including warranties
Kent Moore custom cabinetry
Security system monitored by Cornerstone Security

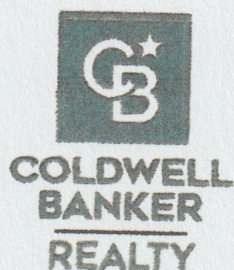
Garage, House

Accommodates 6 vehicles including space for a crew cab dually
Service Porch with a wash sink , water softener and space for a freezer
Fully AC/Heat
220V outlet for EV
3 24" built in storage cabinets
10ft. work bench with upper/lower storage cabinets
Sun Shades in windows. Roll up
Outdoor faucet with hot water. Soft water as well for car wash
Highly insulated walls and insulated garage doors

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Bar/Lounge

Wine Fridge 23"
Ice Maker Kenmore Elite 15"
Under-counter Fridge Fridgidaire 21"
R.O. Water System
Round s/s sink
Lighted Cabinets w glass fronts and glass shelves
Lighting above/under cabinets
Granite counter/bar top 3cm "Emerald Pearl"
Custom bar back tile Van Gogh "Starry Nights"

Laundry Room

Large s/s utility sink 33"
Built in soap pump
Space for Refrigerator
Granite Countertops 3cm

His/Hers Closets

Access to laundry via closet
Closets by Design featuring built in cabinets, drawers, laundry hampers
Built in wall safe

Master Bath

Granite Countertops 3cm
Large shower with plate glass window
2 independently controlled shower heads
Granite bench
Private Garden courtyard w/ privacy shade remote controlled

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Master Bedroom

Bay Window
Door to exterior
Rope lighting in ceiling

Dining Room/Wine Room

Glass Wall , floor to ceiling and wall to wall, revealing wine room
Red Brick accents and Redwood wine racks accommodating appx 510 bottles
Wine Fridges 2 Classic LX Vino View Wine Cellars 79 1/2x31 1/2 x29 1/2
Accommodating appx. 310 bottles

Rope lighting in Dining Room w/ Metallic ceiling paint

Kitchen

All GE Monogram appliances
Duel Fuel oven 6 burner/griddle 48"
Adventium Micro-Convection oven 220v
Warming drawer
Trash Compactor
S/S exhaust fan/light
R.O Water
Kent Moore soft close maple wood cabinets
Drawers below counter
Oil rubbed bronze touch-less faucet
Air touch disposal switch
Built in soap pump dish and hand
Large walk in pantry
Stainless glide out baskets for produce, incidentals 6
Electric Outlet in Pantry for Coffee Maker etc.
Space with rod to hang table linens
Island 3cm granite drawers cabinets and electrical outlets either end
LED lighting above/under cabinets

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POOL/SPA

Salt water pool and spa
Built by Backyard Oasis, Tomball, TX
Roughly 10K gallons
Roughly 35'x15', 3.6-4.5 feet deep
Spa 7 1/2 ft. x 7 1/2 ft.
Water Wall feature
Multi-colored programable underwater lights (3)
Pebble-tec walls, pool/spa
200' of 4" area drains surrounding pool
Pool/Spa pump; Pentair 3.0hp variable speed
Water Wall pump: Pentair 3.0 hp XF
Pentair cartridge filter 520sq. inches
Autofill system
Pentair salt generator (replacement installed 6/26)
20hp blower for spa bubbles
Pentair 400K BTU gas heater
Pentair "Easy Touch" control system
Pentair wireless remote control system
Pentair "Racer" cleaning system
LED step lighting surrounding pool

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**COLDWELL
BANKER
REALTY**

GARAGE DETACHED

Fully AC/Heat

All walls and ceilings highly insulated

Insulated Garage doors

Accommodates 6-8 vehicles or up to 2 Rv's

Bathroom w Wash sink and toilet- on demand water heater

Separate Lawn Mower Garage houses John Deere Zero Turn and all lawn equipment

RV sewer dump and 30 amp RV electric hook up

220v plug for welder etc.

Separate security system for detached garage

LOFT

Extra Storage

AC/HEATING

House

Trane 16 SEER (410A) 2 stage equipment with 80% AFUE variable speed gas furnaces

Electric A/C with gas heating

Replacement condensing unit by Goodman, 16 Seer, replaced 10/2025

Detached Garage

Trane XR 16 series 16 Seer (410A) with electric air handlers

Electric AC / Heating

Yard

Paverstone front courtyard with water feature

Paverstone bathroom courtyard with small water feature

Extensive underground drainage systems in both front and back yards (4 & 6 inch drain pipes)

Soffit lights in eaves and flood lights

Septic System- see attached Design Summary

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