



5223 Ivory Glass Dr
Katy, TX 77493

Garage:

- 1 - Jellyfish exterior lights around the entire house - app controlled
- 2 - Wired WiFi station
- 3 - Irrigation system w/ Rachio Smart Controller
- 4 - Garage door and glass insulated & Chamberlain smart door operator
- 5 - Epoxy (industrial grade) floor
- 6 - Emergency power generator connection w/ breakers safety device
- 7 - Water softener installed in attic
- 8 - Insulated garage ceiling
- 9 - Mini split A/C with heat pump
- 10 - Nest camera
- 11 - Two Philip HUE light on both sides of garage door (exterior) - app controlled
- 12 - LED 1' X 4' light fixture installed

Laundry:

- 1 - Sink w/ Moen faucet and additional cabinet space
- 2 - Metal Shelves
- 3 - Washer and Dryer Included
- 4 - Wired WiFi Station (boost)
- 5 - LED 1' x 4' light fixtures installed

Kitchen:

- 1 - Cabinet Drawers
- 2 - Stainless Steel doors and drawer handles
- 3 - Reverse osmosis water filtration system w/ water line to refrigerator, ice-maker, and water dispenser
- 4 - Induction Range (Gas line and 240 electric outlet available)

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- 5 - Smart Switch
- 6 - Phillip HUE light above the sink - app controlled
- 7 - Refrigerator Included

Main Entrance:

- 1- Front Door replaced (3 square glasses and a Schlage smart lock)
- 2 - Nest front door bell w/ camera
- 3 - Industrial epoxy floor for walkway
- 4 - Two Phillip HUE lights for entrance hallway - app controlled

Living Room:

- 1 - Floating Entertainment Center included
- 2 - TV Wall bracket included (TV not included)
- 3 - Hidden cables inside wall
- 4 - Smart switch
- 5 - Ceiling fan w/ dim light
- 6 - Wall base for rear surround sound
- 7 - Nest smart thermostat
- 8 - Wired WiFi Station (boost)

Primary Closet:

- 1 - Extra shelves installed
- 2 - LED 1' X 4' light fixture installed

Exterior:

- 1 - Rock and pavers on sides of home
- 2 - Shed powered w/ EcoFlow battery and solar panels
- 3 - Well-maintained grass and backyard
- 4 - Four station irrigation system
- 5 - Two front, Two side, and 3 rear Nest Cameras

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6 - Porch 8' x 15' extended porch

7 - Industrial grade epoxy floors for grilling and extended porch area

8 - Small gazebo for grill (grill not included)

9 - Sunsetter motorized awning at porch (extends 8 feet)

10 - Square LED porch light

11 - Smart switch on porch lights (front and rear)

12 - SimpliSafe alarm on the entire house, all windows, doors, with entry sensors including the shed.

13 - Smart Start installed on the AC compressor to reduce amp peak during start up.

14 - The fence was upgraded and painted with solar lights.

15 - Ten solar panels producing approximately 450kw installed and included

16 - Generator Ready - Plumbed and electric - just needs the generator (current generator excluded)

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