

Additional Features & Inclusions

1024 Lake Breeze Dr., Waller, TX 77484
Sellers: Johnny Low & Crits Tapisquen

We're proud to share the upgrades and premium features we've added to our home. These improvements were chosen for comfort, efficiency, and peace of mind, and we're pleased to pass them along to the next owner.

Improvements & Upgrades	
Benedettini Cabinetry	Throughout the entire home
30 kW Standby Generator	Single-phase Briggs & Stratton, natural gas — whole-home automatic backup power
EV Charger	240V (Level 2) 48-amp charger installed in the garage
Whole-Home Water Filtration	Filtration system serving the entire home
Reverse-Osmosis Drinking Water	Alkaline reverse-osmosis water system
Wood Flooring	Wood flooring throughout
Outdoor Kitchen	Fully equipped with built-in mini-fridge
Circular Driveway	Full U-shaped driveway
ecobee Smart Thermostats	With multi-room temperature sensors — no subscription required
Smart Home & Security	
Lorex Security System	4-camera security system
Ring Video Doorbell	Works without a subscription
Additional Items That Convey With the Sale	
Thor Kitchen Gas Range	Professional 6-burner gas range
Front-Facing Window Curtains	All front-facing windows
Outdoor Kitchen Mini-Fridge	Built into the outdoor kitchen

All items are in good working condition and will convey with the property as listed above. Please direct any questions to our listing agent.

Warm regards,
Johnny Low & Crits Tapisquen