

3318 CLOVER VALLEY KINGWOOD, TX 77345 IMPROVEMENT/UPGRADES/EXTRAS!!!

OUTDOOR

Patio lights are on a dusk to dawn timer-can also be manually turned on/off with the app.

The outdoor kitchen is natural gas for the grill and burner-electric for the kitchen which is on its own breaker.

Gas supply is @2psi from the meter through a 3/4 inch line.

The Weber charcoal grill in the countertop works with charcoal or wood and is vented for safety.

There is also a pizza oven attachment for even more versatility.

The big cooler under the cabinet is on casters for easy use anywhere on the patio.

The Plant Stand/Planting Station behind the garage was constructed with all pressure treated lumber.

The patio has a retractable awning.

The portable generator is tri-fuel (gas, propane, natural gas). The generator inlet is on the back corner of the garage, and has a manual transfer switch in the breaker box.

POOL INFORMATION

The pool heater is 400K BTU

The pool pump is programmable and could be controlled from the salt cell brain with the addition of an add-on control panel from Black & Decker.

The salt cell works fine but hasn't been used in a few years.

GARAGE

Separate 20 amp circuit for air compressor and work bench.

Ceiling fan in rafters

Garage decking is Race Deck brand (sellers have extra tiles of both colors in case any of them get damaged, and need to be replaced).

INSIDE EXTRAS

Kitchen faucets are touch sensors-drinking faucets are filtered from under the sink.

The beer refrigerator in the laundry room is a flex system-all fridge, fridge/freezer, or all freezer.

The pantry has a motion sensor light.

Sellers have most of the owners manuals for all the appliances and fixtures, and the original blueprints for the house.

Upstairs overhead lights/fans are all controlled from their respective remote controls-they are all incorporated into the fans.

The attic has lighting.

Dual zone HVAC with independent thermostats.

Laundry chute is in the vanity cabinet in bedroom #2 bathroom.