

**22508 Rosehurst Dr.
Tomball, TX 77377**

Home features

Large, heated pool w/negative edge; spa (controlled via smart phone app)
3 A/C units (15 SEER)
Smart thermostats (6 separate temperature-controlled zones in home)
28 zone Lawn/landscape irrigation system (includes hand-held remote controller)
Extensive landscape lighting
Water well and septic system (no M.U.D. taxes)
Water softener system
3 fireplaces: 2 indoor gas fireplaces (family and master BR);1 wood burner on patio w/ gas starter
3 outdoor gas fire pits near pool
1 wood-burning fire pit near pergola
Pergola
Insta-hot water heater and faucet veggie sink
Heated towel rack in master bath
Over/under counter dimmable lighting in kitchen and butler's pantry w/ in-cabinet lighting
Mud room locker cabinets
Whole home Generac generator (added in 2014)
Oversized "car wash" master shower
"Hidden Room" with double twin "Murphy beds"
Groin vault ceilings in front room, dining room and master BR foyer (w/ custom painting)
"Leaf Filter" on all gutters (lifetime warranty)
Lazy Susan in kitchen corner cabinet
Solid 1 1/2" upgraded granite countertops throughout home (except on mobile section of kitchen island)
Automated blinds in master bedroom (lifetime warranty through The Shade Store)
Glass sinks in master bath with under-sink LED lighting
Chandelier in master bath
Pot filler over stove
Hand-scraped red oak wood flooring throughout most of home excluding bedrooms, bathrooms and media room
Extensive wall-mounted cabinets in garages
Epoxy flooring in garages
Textured wall finishes in home: "Monterey Drag"
Over garage door storage in rear garage
Outdoor kitchen including sink and a grill with rotisserie kit
Wine grotto in dining room with custom-made wrought iron door
Beverage fridge in butler's pantry
Soft-close drawer glides throughout home
Home intercom system

Detachable/moveable end of kitchen island
8' x 36" interior double-panel doors in house
High ceilings throughout home
Walk-up stairs to large attic storage
Large walk-in pantry
Hand-hammered copper farmhouse sinks in kitchen
Triple crown molding in bedrooms and most of home
Home wired with Cat5 cable
Arched through ways
Control4 "smart" home automation system
Control4 A/V systems

- Audio Matrix Switch w/ Amplifier providing 8 zones (16 channels) at 100 watts/channel
Foyer, Master Bath, Master Bedroom, Game Room, Kitchen, Patio, Pool and "Rock Speakers"
- Dolby 7.2 audio in media room
- Dolby 5.1 audio in family room

Plantation shutters throughout; excluding family and game rooms
Whole house surge protector installed 2014
Recessed ceiling "can" lights throughout home - updated to color temperature-adjustable LEDs in 2022
Garage fluorescent "tube" lights upgraded to LEDs in 2022
Drop-down ironing board built into wall in laundry room
Trash pull-out cabinet in kitchen
8 Camera video surveillance system with DVR
Comprehensive security system

Included with home sale ("as-is"):

Wall-mounted TVs/projectors in: family, game room, media room, and outdoor patio TV over fireplace
AV Amplifiers, Blu-Ray devices and Amazon Fire Sticks in family and media rooms;
hand-held remotes [EXCLUDES all DirectTV equipment]
All home Wi-Fi equipment [EXCLUDES AT&T fiber router]
Exterior "Rock" pool speakers (near fire pit beyond pool)
Hand-held remote controller for lawn irrigation system
Contemplation bench in back yard
Backyard play set
Twin "Murphy beds" in "hidden" room
Video surveillance system with DVR (8 cameras)
Security system
Air pressure pump mounted to ceiling in garage
6 stools at kitchen bar
3 stools at kitchen island

Current smartphone apps used for home:

Control4 – home automation and remote access

Alarm.com – security system

DW Mobile+ - security camera/DVR access

iAquaLink – pool management

Alexa – manages Alexa devices and provides voice control for all Control4 functions

TheShadeStore – Master bedroom shade controller

TCC and/or Resideo (from Honeywell) – local and remote Thermostat access/control

Bosch Home Connect – dishwasher control/communications

FING – home network manager

**Available for sale at a reasonable price
(offered separately):**

All remaining furnishings inside and outside
the home

Maintenance providers/service contracts

Pool: Swan Pool Solutions (weekly service)

Lawn/landscape: Your Day Off (weekly during Spring/Summer, then bi-weekly)

Septic system inspections: Aqua Star LLC quarterly inspections (legally required)
transferable service contract pre-paid through 8/6/2026

Pest Control: Hart Pest Control (quarterly inspections/spraying)

Generator maintenance: Generator SuperCenter – Tomball (weekly remote testing,
monitoring and repair as necessary)

Water softener maintenance: Aquasana

Farsight (annual software license - renews 5/22/2025) provides secure remote access to
all home Control4 functions - Control4

Last Maintenance/tune up/replacement:

New Roof June 2025

New Carpet May 2025

Landscape lights Nov. 2024

Lawn/landscape irrigation Oct. 2024

New hot water heaters (2 in front) 2023

Replaced most Control4 equipment with new along with a major software upgrade 2022

Replaced water well pump and bladder 2024

Replaced Marantz receivers (family and media rooms) new 2023

Evaporator coil (1 AC unit) 2023

Wine fridge 2022

Frigidaire microwave new 2024

Bosch dishwasher new 2024

Projector light last replaced Sep 2023

Insta-Hot heater (with filter) and faucet replaced with new 2024

Stovetop burners replaced with new Dec 2024

Proactive roof inspection, minor maintenance performed (caulking vents) Dec 2024

Pool filter inspected and cleaned twice annually (Dec 2024 most recently)

Freezer ice maker replaced Aug 2024

Insta-hot faucet and heater at veggie sink (replaced w/ new 2024)

Garbage disposal units at both kitchen and veggie sinks (replaced new in 2024)

Septic aerator pump replaced 2025