Extensive Upgrades

2426 Avenue A Katy TX 77493

Greater Houston Real Estate Partners

·Dedicated sprinkler water meter installed (2017), covers full property.

·Water cooled 30kw natural gas Kohler Generator (2020). 2.5 years remaining of prepaid service contract with Grasten Power Technologies - 281-259-6500.

·Luxul commercial data management system with 7 WIFI extenders throughout the property (2021).

·Dedicated underground conduits from the house to the fiber pedestal and to the cable pedestal.

·Theater room projector upgraded (2019).

·Theater room subwoofer upgraded to 12" Klipsch (2023).

·Driveway widened (2017).

·Comfort height, soft close toilets installed (2017).

·Renewal by Andersen windows installed (2024)

·Security system includes 15 indoor/outdoor cameras on property recording to a 2TB commercial SVR (2021).

·Whole home water filter and water softener (2017).

·Whole home surge protector on main panel, generator, and additional individual surge protection on AC condensers.

·Solar barrier installed on the underside of roof. Extra blown in insulation in attic.

·Smart home controls installed on all 1st floor switches, door locks, garage door opener, and second floor media room. Equipment for complete second floor Smart Home controls purchased but not installed. Equipment conveys.

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Continued...

- Smart thermostats including air quality sensing.
- Pool includes natural gas heater and chiller with 2 natural gas fire bowls and 3 fountain scuppers on secondary pump.
- Back patio prepped for outdoor kitchen. (power, gas stub, hot & cold water, sanitary)
- Natural gas Webber grill conveys.
- Theater room equipment conveys. Not furniture.
- Pool table conveys.
- All wall mounted TVs convey including outdoor rated, 90 degree mounting bracket back patio TV.
- Garage door insulated for extra climate control
- Bump out in garage added for extra storage
- Pool serviced weekly by Water Wise Pool Services - 832-778-6593.
- Sprinkler system serviced quarterly by John Sierra - 281-384-4033.
- Grounds maintained weekly by Hugo Landscaping - 516-532-6120
- Housekeeping performed weekly by I.A. Cleaning Services - 832-977-9846
- Trees maintained twice yearly by Apple Tree Service - 281-830-6433

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