

28302 S FIRETHORNE RD., KATY, TX

Upgrades:

- WOOD SHUTTERS THROUGHOUT THE WHOLE HOUSE INCLUDING GARAGE
- EXTENDED OUTDOOR LIVING AREA
 - OVERLAY ON CONCRETE
 - EXTENDED AND COVERED WITH WOOD CEILING
 - ADDED ELECTRIC FOR
 - FANS
 - TV
 - LIGHTS
 - WIRED FOR SURROUND SOUND
 - ELECTRICAL OUTLETS
 - PRIVACY STONE WALL FOR MOUNTED TV
 - DUAL WINE REFRIDGERATOR
 - BEVERAGE REFRIDGERATOR
 - STORAGE CABINET WITH GRANITE COUNTER
 - ADDED SLAB AND ELECTRIC FOR A HOT TUB
 - CONCRETE GAS FIREPIT DIRECTLY CONNECTED TO NATURAL GAS UNDER EXTENDED PATIO
- ADDED ZONES TO SPRINKLER SYSTEM
- BOARD AND BATTEN WALLS
- LIGHT FIXTURES
 - FORMAL DINING
 - KITCHEN ISLAND
 - BREAKFAST AREA
 - FRONT ENTRY
 - OUTDOOR PATIO
- RECECSS LIGHTING CHANGED TO HAVE ALL NIGHT LIGHTING
- SMART LIGHTS
- NEST THERMOSTAT
- NEST DOORBELL
- SMART GARAGE DOOR OPENER WITH CAMERA
- LOREX CAMERAS
 - 1 IN LIVING ROOM
 - 5 OUTSIDE
- GOVEE PRO LIGHTS AROUND THE ROOFLNE OF THE HOME
- KEYLESS ENTRY ON FRONT DOOR AND GARAGE DOOR
- ELFA STORAGE ORGANIZATION IN GARAGE
- FLEXIMOUNTS OVERHEAD GARAGE STORAGE RACKS (2)
- ROOF REJUVINATION TO ENSURE LONGER LIFESPAN
- RETRACTABLE GARDEN HOSES
- LANDSCAPING AND STONES
- RACHIO SMART SPRINKLER SYSTEM (16 ZONE)

- POLK AUDIO SURROUND SOUND SPEAKERS
- 120" PROJECTOR SCREEN
- CUSTOM ROLLER SHADES ON DOORS

Highlights:

1. 2 TON LENNOX AC UNIT ONLY ZONED TO PRIMARY SUITE
2. 5 TON LENNOX AC UNIT ZONED FOR THE REMAINDER OF THE HOUSE
3. CROWN MOLDING
4. 6 INCH BASEBOARDS
5. STONE FLOORING IN SHOWERS
6. BATHROOM ATTACHED TO EVERY ROOM
7. ALL DOORS KEYED TO THE SAME KEY USING WICKET EASY KEY FOR REKEYING
8. PATIO DOOR FROM PRIMARY SUITE
9. KNOTTY ALDER DOORS
10. 8 FT DOORS
11. 12 FT CEILINGS
12. ONE STORY
13. MEDIA ROOM
14. 3 CAR GARAGE
15. 12 ZONES IRRIGATION
16. JACCUZI TUB IN PRIMARY
17. SINK AND CABINETS IN UTILITY ROOM
18. KITCHEN IS LITERALLY THE HEART OF THE HOME
19. STONE FIREPLACE TO CEILING
20. STONE BEHIND BREAKFAST BAR
21. EXTRA THICK GRANITE IN KITCHEN
22. WALK IN PANTRY
23. 2 CLOSETS IN PRIMARY SUITE
24. PLENTY OF STORAGE
25. THIS IS NOT A COOKIE CUTTER HOME! THIS IS ONE OF A KIND FLOOR PLAN IN THE CITY OF KATY! I BELIEVE ONLY TWO OTHERS EXIST IN ALL OF TEXAS AND IT WAS AN AWARD-WINNING FLOORPLAN BY SARATOGA HOMES!
26. NO BACK OR FRONT NEIGHBORS FACING THE HOME
27. THE NEIGHBORS ON BOTH SIDES OF THE HOUSE ARE ABSOLUTELY AMAZING!!!

Exclusions:

- HOT TUB
- ALL TV'S
- PROJECTOR AND AUDIO EQUIPMENT IN MEDIA ROOM
- 6 CONTAINER ABOVE GROUND GARDEN IN BACKYARD
- PATIO FURNITURE
- INDOOR FURNITURE

- REFRIDGERATOR IN KITCHEN