

■ Property Summary for Sale

Address: 19315 Desna Dr, Porter, TX 77365

Main Features

- High-end residential property, built to standards far above the market. - Located in a quiet area of Porter, with excellent access to services and main roads. - Spacious areas, functional layout, and luxury finishes.

Investment and Real Value

- The total cost of the project exceeded \$2.6 million in construction and finishes. - Even at the current sale price, the property is offered below its real cost, representing a unique buying opportunity.

Construction Details and Reinforcements

- Perimeter wall: Complete enclosure of 15 blocks high with reinforced foundation. Investment over \$450,000 in this work alone. - Foundations: Built with double the material recommended by the engineer, ensuring a very strong and durable base. - Steel structure: All main beams are heavy-duty steel, mounted with cranes and professional welding. - Main staircase: Entirely made of structural steel, covered in quartz, designed for maximum strength and aesthetics. - Commercial-grade roof: Installed with durable commercial materials, superior to conventional residential roofs. - Glass and aluminum: All windows and frames are commercial grade, providing maximum strength, security, and elegance. - Premium insulation: The house features the best insulation system available, ensuring energy efficiency and comfort. - Certified supervision: Entire process inspected and approved by certified engineers.

Finishes and Details

- Exterior stucco: Made with first-quality cement and sand, reinforced with steel mesh all around. The finish is not paint, but integrated color, highly durable. - Interior and exterior walls: Built with maximum quality, ensuring resistance and professional finish. - Interior materials: All areas using drywall were built with green moisture-resistant drywall, a premium material for long durability.

Exterior Infrastructure and Safety

- Over 45,000 square feet of concrete in patios, retaining walls, and exterior areas. - Flood prevention: The property was elevated with more than 600 trucks of fill, ensuring it sits above any flood risk.

Pool and Recreational Areas

- Exclusive pool and jacuzzi: Started by a contractor but finished under personal supervision to ensure top quality. - Premium materials: Entire pool tiled with glass mosaic (not ceramic), using high-strength cement in both pool and jacuzzi. - Investment: The pool alone represented an investment of about \$350,000, using the best materials on the market. - Support systems: Electrical and plumbing installations with top-quality materials. - Motors and equipment: Equipped with high-quality technology, ensuring durability and efficiency.

Condition and Warranty

- The property does not have a 'traditional builder warranty' because it was not built by a single company under a standard contract. - Instead, the best professionals were hired for each area: masonry, structure, steel, stucco, electrical, plumbing, insulation, finishes, etc. - Each job was inspected and certified by professional engineers. - Photos, videos, and inspection documents can be provided to verify every step of the process. - This ensures that, although there is no single builder's warranty, the house was built to superior standards with first-class materials and technical oversight.

Final Note

This house was built to live in, not to sell. Every decision prioritized quality, safety, and durability, without cutting costs. Everything described is real and verifiable. There is no rush to sell: - If the right buyer comes along, welcome. - If not, it will continue to be enjoyed for what it is: a solid, modern, and exclusive property.