

## 3815 Running Fox

### Highlights/Upgrades/Features per Owners

\*Landscape lighting in front and back yards which are set to timers. Installed in 2025, Space City Lights is the company that installed the lights. Connects to Wi-Fi with "Kichler Connects App". Multiple settings available through the app.

\*Martin Logan Surround Sound (5:1 Channels which is 5 Speakers and 1 Sub-Woofer in the living room.) Denon Receiver to power it all. Outdoor Speakers on Patio that connect to same Denon receiver in the living room. Zone 1 is living room, Zones 2 and 3 are on the patio. All speakers in the living room and patio are hard wired. Cat 5 Cable ran to the outdoor fireplace to connect a TV with the receiver. Allows for the TV in the living room and Patio to be in perfect sync.

\*Reverse Osmosis in Kitchen. Installed under the kitchen sink with its own faucet on the right side of the sink. JRC Home Solutions installed the unit and will maintain the filters. One set of filters needs to be changed every year, and the other set is changed every 5 years. We will notify JRC of the move and pass on new owners' information so they can pick up with the maintenance program if desired.

\*Built-In Solid Hardwood Shelves in Office

\*240-Volt Outlet in 4<sup>th</sup> Bedroom for a Sauna or any other High Voltage needs.

\*Summer Kitchen complete with Outdoor Rated Refrigerator, 36-inch Wood Fired Pizza Oven and 42-inch Twin Eagle Grill with Rotisserie

\*Full Masonry Outdoor Wood Burning Fireplace

\*Automatic Sun/Weather Screens that completely enclose the back Patio. Installed by Shade Pro. Can provide contract details to future buyer if needed. On occasion will need WD-40 lubricant in the tracks. This is about a once or twice a year maintenance item to keep them running smoothly.

\*Custom window coverings in some areas.

\*Overhead storage in garage.

\*Fresh interior paint in 2023 throughout entire interior.

\*Dishwasher and Oven replaced in 2025.

\*Range Hood and Gas Cooktop replaced in 2024.

\*Kitchen refrigerator will stay with home and replaced in the last 5 years.

\*Stamped Concrete on Patio.

\*Whole Home Cummins Generator with only 10 hours of run time which was installed in 2025.

\*Split AC in Garage. Installed by MoCo Air. Can pass along contact details to new owners if desired.

\*Smart Thermostat (EcoBee)

\*Both Garage Door Openers replaced in 2025. At the same time the rollers, springs and sensors were replaced. New Garage Doors have Wi-Fi connectivity and can be controlled using the “myQ” app. Installed by The Woodlands Garage Door.

\*2 Water Heaters in the Garage

\*Yard was completely regraded in 2022. At the same time the French drains were moved and replaced for optimal drainage.

\*Replaced Sprinkler Controller in 2025. Installed and maintained by Sprinkler System Solutions. Will pass along details to the future buyer if desired

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\*I am awfully proud of my trees. I have them deep root fed every spring and fall. All trees were pruned in 2025. The Arborist I use for feeding is Arbor Source Tree Experts. I use Tree Trimmers of Texas for pruning. Both are great.

\*The yard is mowed by JH Landscaping. I like these folks a lot. Happy to give contact details if desired.

\*The yard is maintained by Top Notch Turfgrass. They spray for mosquitoes, feed the plants, aerate, fertilize, and treat for weeds and disease year-round on a maintenance plan. They are also great and they keep the yard looking great. Happy to give contact details if desired.

\*Security and certain lights along the outside of house have Wi-Fi switches that are controlled via “TreatLife” app. This is nice for front and back porch light fixtures so you don’t have to remember to turn them on at night and turn them off during the day