

# feature sheet

12022 Sagittarius Dr E  
Willis, Texas

## Exterior

- New roof February 2025
- Approximately 104 feet water frontage
- Zero infinity bulkhead modified; skirts replaced with water deflectors on bulkhead in 2017; ladder to bulkhead in garage
- Landscape graded for proper draining
- Drainage added: One 6 inch PVC drain to lake, one double wall 8 inch French drain to north corner of house draining to lake w/ 2 catch basins
- 30 yards of topsoil added to lake side of property along with 12 flats of St Augustine sod
- 4 crepe myrtles, 3 Texas rose bushes, 1 Meyer Lemon tree and 3 bloody orange trees
- Eight zone sprinkler system w/ new vacuum breaker, big service cans to access sprinkler valves
- Sprinkler control in garage set up for Wifi hookup
- Wood patio removed, added 50 yds of select fill with stamped concrete pad with outside beams and rebar
- All modifications to main house slab were raised, leveled and grounded with rebar & fibrous high tensile strength concrete and treated w/ termite pesticide
- Exterior top and bottom plates of stud walls caulked and sealed
- Hurricane clips installed on exterior walls
- Steel posts on back porch are 4"x4"x 1/4" and designed for future glass or screen enclosure
- New brick on north, south, west walls and for trim around windows
- New soffits

## Interior

- Interior of home taken down to the studs; redesigned floor plan for a more cohesive flow
- 3 Power beams added over living room to create open concept floor plan.
- Borax pest treatment around all bottom plates with lifetime guarantee
- Green Zip Board wall sheathing and tape used on all south, north and west walls
- Main floor bedroom doors made 36" wide
- Storm shelter created in first floor toilet rooms with double studs, double joists, and 12" secure brackets secured to the concrete pad
- First floor toilets and showers blocked at 36" above floor for future handrails
- All new mildew resistant rockwool insulation for sound barriers around bedrooms and 5/8" sheetrock for sound suppression in different areas of the home
- Greenboard drywall in all bathrooms



## Interior (continued)

- Batt insulation between first and second floor and in garage; blown insulation in attic
- 3 attic access points with catwalk around perimeter of second floor
- New attic vents and two electric attic fans
- Oversized 25x30 ft garage, room for boat trailer
- New garage door is insulated double side steel with WiFi Liftmaster opener
- New cabinets and lighting in garage
- New 42" cabinets with solid raised panels, under mount soft close slides, solid wood used on all trim, no MDF. All cabinetry is solid wood. Cabinet hardware is Top Knob.
- Staircase removed and redesigned.
- New 4 inch wood custom shutters on first floor front windows
- New custom top down/bottom up blinds on lakeside windows.
- Thermador appliances: double ovens, dishwasher and gas cooktop
- Tile on main floor: Intercermatic; Tile in primary bath: Arizona (extra tile in attic)
- Countertops: Cambria quartz (extra quartz in garage)

## Doors & Windows

- New seals on all exterior doors
- New high end windows; lake side windows have low U factor and tint for efficiency
- All new interior solid doors with Emtek hardware

## HVAC

- Added pads for two Trane HVAC, 2 & 3 ton units, pressurized in 2023 with variable speed air handlers with two stage heat and two stage cool
- New R-8 air ducts (energy efficient), supply and return vents in each bedroom
- Three WiFi enabled thermostats; zoned system for second floor
- Supply vents in all closets
- Oversized soffit supply plenum for make up air system with filter and dampener controlled by cooktop exhaust fan sensor
- Dehumidifier in garage with fresh air filtered supply vents and exhaust fan in garage



## Plumbing

- All new gas lines throughout the house
- Gas plumbed to back porch for future kitchen, meter moved to side of garage
- New PEX A lines and double clean out sewer lines to home
- Added plumbing for refrigerator in utility room
- Whole house water filter and secondary water filter under kitchen sink
- All outside spigots have frost free valves with two inside valves for draining
- Tankless water heater with full closet drip pan.
- New ADA toilets
- Sprinkler system modified for landscaping

## Electrical

- EV receptacle in garage
- Seven security cameras with main server in primary bedroom
- New LED lights and fixtures
- New ceiling fans have dedicated manual switching
- 200 amp service with all new electrical wiring and new commercial Eaton main panel
- Main panel plumbed to outside electrical box for future wires for landscaping lighting or power to bulkhead
- Upgraded, screwed connectivity switches and receptacles
- Upgraded to new GFCIs throughout home and night light GFCIs in baths
- 3-way remote switches and dimmers throughout house
- All bathroom fans have timer switches
- Z-wave WiFi with whole house control connectivity
- Low voltage coaxial and CAT 6 throughout house, connect to the communication panel in upstairs closet
- Generac 17kw generator with new regular assembly, all emergency circuits on control panel
- Pre-wired house for these future items: fans on patio, exhaust fan in utility room, north and south soffit down lights, electric cooktop, wine cooler next to prep sink, electric dryer, disposal under main kitchen sink, light strips in upper kitchen and living room cabinets, speakers in living room

