

1607 DOVE RIDGE DR. | KATY, TEXAS 77493

PROPERTY SPECIFICATIONS & UPGRADE SUMMARY

AT A GLANCE

Backup Power 36 kWh integrated battery system with EcoFlow Smart Panel	HVAC Modernization Amana 3-ton condenser and new evaporator coils (2025)	Air Quality Two REME HALO in-duct purification systems
Drainage Protection Approx. 150 linear feet of professionally installed French drains	Garage Utility Climate-controlled garage with EV charging and added 240V / 110V power	Smart-Home Control Lutron lighting, Ecobee thermostats, Schlage locks, garage cameras, and smart irrigation

ENERGY RESILIENCE <ul style="list-style-type: none">• 36 kWh whole-house backup power system with integrated battery storage• EcoFlow Smart Panel integration• Designed to support critical systems during outages• Permanent integrated solution; not a portable backup unit	HVAC & INDOOR AIR QUALITY <ul style="list-style-type: none">• Amana 3-ton condenser and new evaporator coils installed in 2025• Both primary HVAC evaporator coils replaced in 2020• Two REME HALO whole-home in-duct air purification systems• 12,000 BTU garage mini-split air-conditioning and heat pump with smart control
DRAINAGE & SITE PERFORMANCE <ul style="list-style-type: none">• Approx. 150 linear feet of French drains along the north and south sides of the property• Installed to strengthen long-term drainage performance and water management	SMART-HOME INTEGRATION <ul style="list-style-type: none">• 12 Lutron smart lighting switches• 2 Ecobee smart thermostats• 2 Schlage smart deadbolts• iSmartGate garage system with integrated cameras• Hydrowise smart irrigation controller
KITCHEN APPLIANCE SUITE <ul style="list-style-type: none">• GE Profile 5-burner cooktop• GE Profile 30-inch double oven• GE Profile super-quiet dishwasher	GARAGE UTILITY & CHARGING <ul style="list-style-type: none">• DeWalt CCS EV charging unit installed at breaker panel• Dedicated 240V outlet for EV charging, workshop use, or heavy equipment• Additional 110V outlets installed• Two large LED shop lighting systems• Climate-controlled garage via dedicated mini-split system
ADDITIONAL IMPROVEMENTS <ul style="list-style-type: none">• Custom plantation shutters installed in the primary suite• Two backyard storage cabinets added for organized exterior utility	REFERENCE NOTE <ul style="list-style-type: none">• Compiled from seller-provided upgrade documentation for marketing and reference purposes.• Buyers should independently verify specifications, capacities, brands, and transferability of any warranties.