

### **Info on Home:**

- 1.5 Story-3,698 square feet “Village Builders” home built 2018/19-New Construction
- We were the original owner and moved in November 2019.
- We are on the Harris side of Royal Brook of Kingwood development, so we are in the Kingwood school district.

### **Add On Buyer Amenities:**

- Home has a built in Standby Generator tied into the NG line. I had this professional installed and it is a Generac.
- Home has a fully furnished Media Room with Electronics & surround sound that we will sell with the home sale price.

### **Key Upgrades:**

- Tandem 3-car garage with floors are epoxy from the builders
- Digital Thermostat, Ring Doorbell, Electrolux Appliance Package, etc.
- Home is a smart home from the builder and with installed Wi-Fi Ruckus system throughout (no Wi-Fi dead spots)
- We installed a Home Water Softener system and runs great.
- Outdoor Natural Gas Grill hookup feature.
- Sprinkler System, etc.