

19430 Kessington Ln, Houston, TX 77094

Unusual upgrades:

- Movie theater with amazing sound system (\$150k – Sony 4k resolution top of the line laser projector, KEF huge beautiful speakers, top of the line wiring in the walls for sound quality, all the supporting sound and video equipment, movie theater chairs and other furniture)
- Game room – top-of-the-line pool table, ping-pong table, poker table, massage chairs, arcade games, etc. and lastly an amazing computer-gaming setup, all-enclosing
- Gym – fully equipped with everything
- Spa room – sauna, ice bath
- Hurricane-proof and burglar-proof steel window screens (\$100k) on all windows and doors (also significantly increases energy efficiency for air-conditioning)
- Hurricane-proof garage doors
- Generator (24kW, runs on natural gas)
- Tesla solar panels (16kW)
- Tesla battery backups (54kWh – together with solar panels \$66k)
- Tesla chargers in the garage for electric cars
- Dedicated commercial-grade fiber line from AT&T's central office just to this house from Katy (also regular neighborhood internet for backup)
- Sonos speakers in nearly every room of the house (except guest bedrooms and a couple of other rooms)
- Speakers around the pool area, including a subwoofer
- Putting green / golf area near the pool
- Full house automation with lighting programmed controls, various phone-accessible apps for lights, pool, music, etc.
- Dozens of security cameras on the perimeter of the house
- Full house security system
- Two safes
- Ancient “castle” door made from antique Indonesian wood leading to the game room
- Custom library built in Moroccan style
- “Hidden room” which can be turned into a safe room (that was planned but not completed)

Updates:

- All new windows everywhere (energy-efficient)
- All new air-conditioning units (2 big ones and 2 smaller ones for special rooms)
- All new heating (gas)
- All new water heaters (gas)
- All new pool, pool equipment and pool lighting, completely redone and modern
- All new fountains in the pool

- All new patio with reinforced steel construction for hurricane-proofing
- All new screen-in porch off the game room
- New kitchen
- New master suite with two custom walk-in closet rooms
- New garage with custom cabinets
- New lighting, wiring, smart switches in every room
- New garden and landscape lighting with automation
- New sprinkler system
- Upgraded insulation for energy efficiency
- New fencing
- New appliances (stove, oven, microwave, washer, dryer)
- Water filtration system for the house
- Extra high quality water filtration system in the kitchen
- Water softener system
- Soaking tub
- Oversized vent hood with Argentinian grill included
- Luxury carpet in the library and movie theater
- Bladeless fans in many rooms