



# Updates + Upgrades by Seller

## Interior

- Lutron smart lighting system
  - App-controlled, programmable
- Automated shades
  - Sheers in family room
  - Sheers and blackouts in primary suite
  - App-controlled, programmable
- Plantation shutters on front-facing windows, 1st and 2nd floors
- Custom floor-to-ceiling drapes in family room and primary suite
- Ceiling fans throughout with Lutron fan controllers
  - App-controlled, programmable
- Newer island pendants in kitchen
- Newer Chandelier in entry foyer
- Newer light fixtures in primary bathroom & powder bathroom
- Fresh paint on walls throughout and fresh paint downstairs on interior trim, doors, and baseboards
- Recently installed hybrid wood flooring in dining room, family room and primary suite
  - Real wood veneer, waterproof for up to 24 hours
- Primary bedroom accent wall paneling
- Shiplap above fireplace
- Built-in desk and study nook with floating shelves on second floor
- Soft-close cabinets kitchen
- USB outlets in kitchen
- Recent heavy duty garbage disposal
- Recently upgraded Bosch dishwasher
- Samsung refrigerator (seller may take)
- New Kohler toilet with Kohler Continuous Clean system in primary bath
- Patterned carpet on staircase
- Whole-home generator outlet and interlock switch with soft-start VFD on AC unit
- Ring alarm system
  - Doors/windows hardwired
  - Motion and glass break sensors
  - Water leak and low-temperature detectors
- Data closet with network cables running to all rooms and speaker cables running to kitchen/family room and game room
- Movie screen in media room conveys
  - Furniture and all AV equipment do not convey
- Media room is wired for surround sound and ceiling-mounted projector (projector does not convey)

## Exterior & Outdoor

- Exterior security cameras
- Orbit Wi-Fi irrigation controller
- Empire Zoysia (drought-tolerant) grass in backyard with stone block border to prevent mixing with neighboring grass
- All solid brass LED landscape lighting in front and back with timer and/or photocell controller
- 7 large trees in backyard, including Bald Cypress, Cedar Elm, Chinese Pistache, Red Maple (2), Mexican Sycamore
  - All native to South Texas climate
- Stone blocks with mortar to border flower beds and vegetable garden
- Bull and river rock + all new bedding shrubs/flowers in landscaping (front & back)
- Black star jasmine (side yard)
- Freshly stained and double-sided perimeter fence with galvanized steel connectors and screws in rear for improved aesthetics and longevity
- Newly finished and doubled-sided front fencing with galvanized steel connectors and screws
- Proximity sensor and code managed magnetic lock added to backyard gate for improved security
- Custom wood enclosure concealing garbage bins
- Backyard underground drainage system, French drain on side yard, 5 and 6 in. rain gutters with all downspouts tied to yard drainage system with outlets at the street
- ~500-gallon rainwater collection system for irrigation/garden use
- Freshly power-washed driveway and walkways
- Refinished front door
- Kayak holders on side of home

## Systems & Smart Home

- Tesla wall charger in garage
- Whole-home surge protector at panel
- Refrigerator and office have individual surge protector outlets
- New high-efficiency variable-speed inverter Daiken AC and furnace with UV lights (July 2025)
  - 12-year parts & labor warranty, transferable
- Smart garage door opener
  - App-controlled