

2205 Briarstone Bluff Xing

Features/Updates

- ❖ Custom Pool and Spa with upgrades including:
 - 5 ton moss rock waterfall,
 - 26 ft moss rock weeping wall,
 - LED color changing lights (two in pool and 1 in spa),
 - Sunshelf with bubblers,
 - In line chlorinator and ozone/UV system (bulbs just changed \$650) making pool a low chlorine pool.
 - Spray decking. Pebble finish.
 - Omni control system for wireless control of pool.
 - Custom gas fire pit.
 - **Pool completed 7/2022 by Mckinney pools. \$101,000**

- ❖ Whole home Generac Generator 26KW.
 - 10 yr comprehensive parts and labor warranty (Texas Rain Solutions)
 - **Completed 10/2023 \$17,000**

- ❖ Mini split in garage
 - **Completed 2024 \$3,200**

- ❖ Sprinkler system and landscaping **\$20,000**

- ❖ Whole home rain gutters- **2023 \$1,700**

- ❖ Furnace/AC unit replaced (not condenser unit) **2023**

- ❖ Custom pullout shelving in kitchen (Shelf Genie)
 - **12/2024 \$7,000**

- ❖ Porcelain Tile in office **\$1500**
- ❖ AC upgraded with an “Event Clean” -cleans the air for 3 hours-thermostat controlled