

- EXTERIOR
- HVAC (2), approximate age 2016, replaced electronic drive on larger multizone compressor twice annual system check and maintenance, regular filter changes 2024, June 2026 UV lighting to destroy organic material and unit flood protection, Bradbury Brothers
- Generator, Whole Home Natural Gas-Powered Generator, Generac, 2018, twice annual inspections and maintenance, regular filter changes, Wired Electric
- Mosquito Control System, tankless system, 2018 multiple valve replacements on bottle due to leaking, Mike Nelson Pest Control
- Roof replaced 11/2021, Texas Engineered Roofing
- Pool, pump replaced 2025, Pool Tech
- Exterior lighting, under pergola, Spring 2025
- Back porch professionally wired and large screen TV installed
- Landscape lights, including fixtures in trees for moonlight effects
- Updated and upgraded front and back irrigation systems
- Outdoor kitchen grill, Fire Magic unit 2017
- Security lighting outside
- INTERIOR
- Appliances, Thermador, All Home Appliance Repair
- Water filtration, KDA Whole Home, 2023 whole home system, Grand Oaks Plumbing
- Hot Water, 2 tankless
- Huge island with double sink
- Central vacuum
- Sink and ironing board in laundry room
- Cast stone fireplace in living room with beamed ceiling
- Wine fridge in butlers pantry, two
- High ceilings
- Foam insulation throughout attic
- All of the sconces in the bathrooms are top quality American-made, also in living room
- Custom built, heavy-duty glide-out shelves in the kitchen cabinets
- Professionally applied epoxy coating, garage floor
- UV film on most south-facing windows
- Additional security features, motion and glass sensors
- Recent paint in Primary and touch-up throughout



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