

## **Welcome Home to 14834 Ashford Springs**

Some homes simply check the boxes. This one rewrites the list entirely.

From the moment you step inside, it's clear that every detail at 14834 Ashford Springs has been thoughtfully curated — not just for beauty, but for the way real life actually works. This is a home that's been invested in, upgraded, and loved, and it shows in every room.

### **Built for Peace of Mind**

Security starts before you even unlock the door. A comprehensive alarm system — active on every window and door, and backed by interior motion sensors — means you'll rest easy knowing your family and your home are protected around the clock. When the power grid has other plans, you'll be ready: the electrical panel has already been prepped for generator installation, so adding backup power is a plug-and-play upgrade when you're ready.

### **Modern Comfort, Head to Toe**

Summer in Houston is no joke, and this home is prepared for it. A brand-new air conditioning system, installed August 2024, keeps things cool and efficient when the heat is relentless. Climate control is further refined by a new Honeywell smart thermostat, giving you precision temperature management from your phone or the wall — however you prefer to live.

Water quality? Handled on two fronts. The kitchen features a reverse osmosis and filtration system installed by Home Depot, delivering crisp, clean drinking water straight from the tap — no filters to lug home, no plastic bottles to recycle. And throughout the home, a brand-new 10-year water softener (installed January 2025) protects your appliances, your pipes, and your skin from hard water's long-term toll. These aren't afterthoughts — they're infrastructure investments that will pay dividends for years to come.

## **Hot Water, Instantly. Always.**

There's something quietly luxurious about never waiting for the shower to warm up. The tankless water heater, professionally installed by ARS Rescue Rooter in April 2025, delivers on-demand hot water with superior energy efficiency. No tank running out during back-to-back showers. No standby heating costs. Just hot water, exactly when you need it.

## **A Kitchen That Works as Hard as You Do**

The heart of this home is a kitchen designed for real cooking and real living. With a new garbage disposal (2024) and that crystal-clear reverse osmosis water at your fingertips, everyday tasks become effortless. Whether you're prepping weeknight dinners or hosting a Saturday gathering, the space keeps up with you.

## **Outdoors Worth Enjoying**

Step outside and the thoughtful design continues. The fully operative sprinkler system keeps your lawn lush and green without the hassle of manual watering — set it, schedule it, and let it run. As the sun goes down, outdoor lighting activates automatically at dusk, bathing the exterior in a warm, welcoming glow. No timers to set, no switches to flip. It simply happens, the way good design should.

## **The Numbers That Matter**

When you're evaluating a home, upgrades are everything — because they tell you what you won't be spending money on the moment you move in. Here's the short version of what's already been done at 14834 Ashford Springs:

- **New A/C** — August 2024
- **Tankless water heater** — April 2025
- **10-year water softener** — January 2025
- **New garbage disposal** — 2024
- **Reverse osmosis filtration system** — Kitchen
- **New Honeywell Thermostat** — Current
- **Generator-ready electrical panel** — Ready when you are
- **Full alarm system** — Windows, doors, motion sensors
- **Automated outdoor lighting** — Dusk-activated
- **Fully operative sprinkler system** — Lawn-ready

That's not a punch list of deferred maintenance. That's a home someone has genuinely cared for — and it's ready for its next chapter.

