

## 7 SILVERLOCH FEATURES

- Location Location Location
- At the end of a Quiet cul-de-sac Sweetwater Section 8
- One way in/out of Section 8
- In the middle of the TPC Houston, previously Sweetwater Country Club —located in the middle of the Pecan Course near the par 3, 16th hole
- Highly rated Ft Bend Schools nearby plus The Honor Roll School and St Laurence Catholic School
- Methodist Hospital, Memorial Hermann Hospital, St Lukes Hospital and soon to be MD Anderson Cancer Center
- Smart Financial Center and Constellation Field Close to Sugar Land Town Center and First Colony Mall
- 24x7 Security Patrol in addition to Sugar Land Police
- Custom crown molding throughout each room of the house
- Double pane tinted windows throughout
- All interior doors have built in automatic on/off light switches
- Both stairways and all toilet areas have night lights
- Front and back security flood lighting
- Soffit and ground plugs in front of house for holiday lights.
- All closets have steel rods, not wood!
- The clothes closets have custom built-in dressers
- Each bedroom has an ensuite bathroom
- Two primary bedroom suites (one up and one down)
- One secondary bedroom upstairs has secret room off the closet
- Spiral staircase with dome ceiling plus secondary back staircase
- Two storage closets upstairs. One is cedar lined with wiring control center
- Large kitchen/family room area. Designer Wood Mode custom cabinetry. Pantry doubles as a hurricane shelter (reinforced construction). Integrated wall of adjustable shelf storage cabinets
- Dedicated and newly updated, pool bathroom/shower off mud room storage area
- Mud room contains custom cabinets and storage drawers
- Downstairs bar area, wine refrigerator and wine rack. Plumbed for future sink if needed
- Expansive laundry room, large sink and dedicated large broom/utility closet
- Primary bathroom is marble with walk in shower (no doors) multiple spa shower heads with two separate shower systems
- Massive amount of storage options throughout the house
- Walk in attic space that is decked over garage. Access from inside house and pull downstairs from garage. This space could be built out to become a 5th bedroom/bath.
- Two dedicated offices. Special hidden features in entry office lower cabinets

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- Mufti-purpose workshop/exercise room off the garage. Fully climate controlled
- Game room will fit multiple game tables. Built in cabinetry for toys and games
- Dedicated media room off game room. Fits 85" TV and perfect with leather media reclining chairs.
- Whole house security and fire alarm system.
- All doors, windows and glass breakage are monitored. Outside security cameras located at every entrance
- Wood plantation shutters throughout the house
- 2 natural gas fireplaces
- Whole house 22kw Generac generator
- Water conditioner system located inside garage
- 2 Rinnai tankless water heaters
- Sprinkler system is separate water source than house. Eight watering zones. Sprinkler and pool water is not treated water.
- Water filter system at kitchen sink- "Tyent Rettin Water Ionizer"
- 3 AC units (all replaced or updated within last 5 years)
- Wi-Fi-enabled thermostat controls, security system, garage doors, sprinkler system, camera system, doorbells, generator
- Schlage entry lock in garage
- Cat5 cable in every room
- Built in speakers and volume controls in all downstairs rooms plus outdoor patio and outdoor cabana
- Underground drainage pipes (4-6") from rear of house to front storm drains
- Pool and decking area updated in 2022 with pebble tech plaster and new travertine pavers
- New composition shingle roof October 2017
- Full house gutters with Leaf Guard near front large trees
- Major updates include
  - Entry study, pool, media room equipment, shower enclosures (2), garage acrylic flooring, cameras at all entry points of property, garage openers, master shower, insulation over entire garage, roof, family room fireplace bricks and cabinets, entire downstairs and upstairs hallway repainted, power washed/soft washed exterior of home and flatwork (July 26), sprinkler control (Rachio) and sprinkler heads, new appliances including dishwasher, 48" built in refrigerator, stove top and downdraft and two garbage disposals.
- Downstairs flooring is marble, wood and slate. Upstairs is carpet plus tile in bathrooms.

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- Foyer floor has custom marble inlay medallion. A 'compass rose' -with matching design on dome ceiling
- Schonbek crystal chandelier in entry
- Large living spaces in every room
- Ceiling can lights and fans in every room
- Assorted furniture and artwork will be available for purchase