

## House features

Two compressors, zoned upstairs and down,  
New roof installed October 2015: cost \$16,000  
Upstairs remodel, three bathrooms updated, 2011-12  
New flower beds, landscaping summer 2015  
Sprinkler system, front and back with rain sensor to override timer. Each photinia on east and west property line is individually sprinkled, flower beds sprinkled  
Built-in central vacuum with accessories and extra hose for cars in garage  
Two water heaters; upstairs heater has a leak alarm like smoke detector  
Full burglar, fire and smoke alarm- monitored by East Texas Alarm  
Eaves of roof, upstairs and down, wired for Christmas lights. Controlled with light switches in entry way  
Three separate attics for storage  
Outdoor kitchen, featuring Green Egg smoker, stainless steel 5 burner infra red, convection gas grill and pergola  
Ceiling fans in all bedrooms  
Outdoor rated ceiling fans at outdoor kitchen  
Security lighting controlled from master bedroom  
Two programmable thermostats, the one downstairs is a Nest – controlled by smart phone  
Built in cabinets and work bench in garage  
New garage door opener 2013  
Garage is paneled with popcorn ceiling  
Four drawer lateral file in study will convey  
built-in ironing board in laundry room  
new lighting fixtures, master bath, formal dining, entry in 2016  
last house painting: summer 2011  
crown molding downstairs  
plate rail, breakfast room  
wainscoting - chair railing - breakfast room, upstairs bath, downstairs master bath  
custom baseboards downstairs  
stained glass windows - master bath, kitchen and entry way  
hand-painted, kiln-fired tile art in kitchen - 3 vignettes  
roof decking: solid wood, tongue in groove. (not plywood)  
complete house: clad in plywood in addition to insulation. (slam a door downstairs, and you don't feel it upstairs)  
new insulation: added insulation, now 12 inches, in 2010  
French doors - to study and patio  
picture-frame molding in family room  
Victorian fretwork downstairs  
upgraded wide spread faucets in bathrooms  
pocket doors: powder room and master bathroom  
big, walk-in butler's pantry  
closet lights turn on when door opens for pantry, closets in master bath, closet in big bedroom upstairs (other closets are bifold)  
pedestal sink in powder room  
tile flooring: family room, study, master bedroom, master bath;

parquet flooring: kitchen, breakfast, laundry

formal dining carpet: new in 2012

energy-saving, double-paned windows

bay window in breakfast room

custom draperies

ornate antique oak fireplace – dates to the late 1800s; hand-painted rose trellis around fireplace

upstairs re-carpeted after last child left home: 2008, but like new

Items owners will consider selling:

Washer- dryer

Refrigerator

patio teak wood table and chairs

6 breakfast room chairs,

Desk in study

Double Bed and headboard in large upstairs bedroom (where love seats are located)

One of the two love seats in upstairs bedroom

Queen bed in blue bedroom upstairs (with white ceiling fan)