

The following is a list of features that may not be obvious, but are important to the operation, maintenance, and enjoyment of the home.

Features	Description
EXTERIOR	
Floating Boat House	WahooDocks - aluminum floating boat house
	22' slip with 4' walkway around perimeter and 10' X 10' sitting area with bench (764 square feet total)
	Pro Lift - aluminum boat lift configured for 22' pontoon boat
	Fish cleaning table
	Stabilization system to keep boat house level in the event of low lake levels
Irrigation System	Sprinkler system that covers entire lot
	Rain and freeze sensor
	Pump for irrigation with lake water
	Back-up that allows watering from municipal water provider, in the event of low lake levels
	Booster pump to provide adequate pressure to sprinkler system when using municipal water
Drainage	Gutter and drainage systems
	Leaf Relief - screens on gutters to minimize gutter cleaning, blockage and maintenance
	4" drain lines from down spouts and catch basins to take rainwater to lake
Insect Control	Mist-A-Way - Insect control in eaves and boat house
Fencing	4' Montage Fencing around backyard with one 8' and two 4' gates
Lighting and electrical	60 amp stub-out at rear for future use, e.g. outdoor kitchen
	Safety and decorative lighting
	LED lighting around the eaves and sides of screened patio
	LED motion sensing lights at corner of garage and corner of patio
INTERIOR	
Electronic Features	Speaker system
	Ceiling mounted rear-surround speakers in family room
	Ceiling mounted speakers on patio
	Central distribution system panel in Utility room (Schematic will be provided). It is the hub for:
	Cable/Satellite TV Coax to all rooms
	CAT 5E Ethernet to all rooms except front bedroom for A/V streaming and computer connectivity
	Telephone/DSL internet
	Single bay portion of three car garage
	110 volt and 220 volt wiring
	Outlets for wall mounted TV, including coaxial cable

Features	Description
Lighting	Kitchen and pantry lights are LED for high efficiency and functionality
	Unique antique ceiling light hanging over island in kitchen
Built-In Appliances	Double ovens, gas cooktop, two speed exhaust fan and instant hot water dispenser in kitchen
	Hairer - Two zone wine cooler in utility room
Heating and air-conditioning	Programmable thermostat for main HVAC system - auto heat/cool and time of day temperature settings
	Single bay portion of three car garage
	Ductless 20 SEER Heat and air-conditioner with programmable thermostat - auto heat/cool and temperature settings
	Fully insulated walls and ceiling - insulated garage door
Storage	Large open attic
	Floor joists designed to carry loads typically used for the second floor of a two story house
	Full staircase to attic in lieu of drop down ladder for easy access
	Area under attic stairway is accessible from master closet - includes locking door and is fully finished (tile, paint, etc.)
Security System	System is owned by homeowner. Includes smoke and heat sensors with auto notification to authorities in the event of fire.

Item	Amount Paid	Company Name
Lot 456, The Shores on RCL	\$99,900	Texas Land and Lakes
Home Construction Cost	\$264,604	Build on Your Own Lot Texas, LLC
Floating Boat House	\$39,800	Shoreline Construction
Sod, Irrigation system, shrubs	\$25,115	Pineda's Nursery and Landscaping
Leaf relief screens on gutters	\$2,000	Pineda's Nursery and Landscaping
4' Montage Fencing around yard	\$8,250	Pineda's Nursery and Landscaping
Install Mist-A-Way insect control in eaves and boat house	\$4,250	Pineda's Nursery and Landscaping
Stone border around plant beds	\$2,000	Pineda's Nursery and Landscaping
4" drain lines from down spouts, catch basins to take rainwater to lake	\$1,475	Pineda's Nursery and Landscaping
plant one red oak tree in back yard	\$450	Pineda's Nursery and Landscaping
Install booster pump and modify sprinkler system to allow irrigation from M.E.N. water supply during drought periods	\$3,000	Pineda's Nursery and Landscaping
Plant one Chinese Pistach tree	\$750	Pineda's Nursery and Landscaping
Plant two Chinese Pistach trees	\$900	Pineda's Nursery and Landscaping
Plant 3 Crepe Myrtle trees	\$800	Rock Pile
Total investment	\$453,294	

Areas	Square Feet
Living	2050
3 Car Garage	1002
Front porch	145
Screened Patio	431
Total under roof	3628
Lot size .505 Acres	21997.8