

****1924 Port Bari Upgrades:**

- Resort quality outdoor living. Large heated pool, hot tub, outdoor kitchen under a pergola, firepit, huge deck space. Deck is Italian travertine stone that doesn't get hot, even in Texas!
- Pool has sunshelf, 4 LED lights; spa has LED light.
- 2 inserts for umbrellas in sun shelf
- Sonos whole-home music system. Have 39 flush ceiling/wall inset speakers, + 4 more outside (pool and courtyard) driven by 14 amps.
- Media closet with shelves.
- Custom closets in every bedroom. Primary and 2 other bedrooms have jewelry drawers.
- 4 closets are walk-in closets
- Primary has 2 built-in hampers
- Custom built in cabinets throughout the home, incl the pantry, all with quiet close
- All showers have rain shower heads and hand held shower heads
- Pull out drawers in all cabinets below the countertop in kitchen
- Extra fridge in Laundry room, built in cabinet with folding ironing board.
- Murphy bed with built in cabinets and lighting in the gym; closet has large storage room.
- Huge amount of storage in every bed room, garage, etc. Attached shed built adds additional storage outside.
- Automated shades on windows and sliding glass doors throughout. 28 in all.
- Excellent wifi coverage through the house, and ethernet jacks in every room
- Smart lights in every room. Can be controlled manually, via wifi or internet, and automated.
- Full security system with monitoring by Alarm.com. 11 cameras, all 3 exterior doors have smart locks.
- 3 HVAC zones, to ensure year round comfort on both floors.
- String lights in courtyard
- Upgraded chandeliers in foyer, office, dining room, living room
- 2 pendant lights in primary, 3 pendants over kitchen island
- 2 Western sliding glass doors
- Retractable screen for Western sliding doors
- Lush landscaping
- Irrigation system
- Outdoor lighting around the entire house and landscape lighting
- Epoxy floors in garage
- Slat walls in garage

- EV charger in main garage
- Built in cabinets in garages with quiet close
- Outdoor kitchen under pergola, large gas grill and sink with hot & cold water, 2 fridge drawers and 2 large Challenger cabinets for storage. 4 bar seat counter. Mister.
- Outdoor attached shed with built in shelves and slat wall
- Outdoor gas firepit with build in bench attached to house gas line.
- Challenge cabinet with large green egg.
- Home theater with 8 powered foot-rest recliners with cup holders, high end Sony projector, 7.1 surround sound, and a 9'8" x 5'5" Projector screen; media cabinet
- Under cabinet lighting in all bathrooms, kitchen, pantry, laundry, wine bar, theater
- Fans in 4 bedrooms, game room, balcony, patio, and pergola
- 2 tank whole-home water softening
- Whole home surge protection
- Screens on all openable windows
- In wall TV hookups in primary, gym; fireplace is hookup ready.
- 2 beverage fridges, one in winebar, one in theater
- Large capacity washer, dryer with extra 'sidekick' washer