

4040 San Felipe St. #234 - Renovations and Upgrades

When we first purchased this condo, it hadn't been touched or updated in a major way since 1975, save for a couple of coats of paint, and other things like that. The windows were all covered by white wood shutters installed in the early '80s, the kitchen had a yellow linoleum that was peeling up, along with a trash compactor that was a fire hazard. Even the dining room and BATHROOMS had carpet in them! We knew the potential this place had, and have loved calling it home. The area can't be beat. Ours are the only condos in this price point with an actual River Oaks zip code. We frequently walk to Highland Village for dinner, to the Apple Store (you can just wait at home for your appointment!), and Central Market. My office downtown is only an 11 minute, traffic free drive away. In the holidays, we walk a quarter of a mile down San Felipe with our Starbucks, into River Oaks proper to take in the beautiful lights and cool weather. When the weather is nice, we love grabbing a bottle of wine from the wine fridge and sitting on the balcony with a glass. It's so quiet back there! Had we not grown out of it, we would gladly have stayed in this home. Our neighbors are wonderful, the HOA covers a ton of stuff (like water, trash, and cable!), and ours is the only condo I know of that comes with a 40ft balcony, a reserved parking spot, and a 7x10 storage unit onsite! The people working at the front gate are wonderful, helpful people who have made sure we're kept safe and only those with permission are let in. There is always ample parking available for guests and owners, and the two pools were just re-plastered and tiled this year; they're gorgeous! Below, we've listed all the upgrades we've done to the condo and how much money we spent, so you can get an idea of the quality and value you're getting.

1. Living room, hallway, and both bedrooms installed with variable-sized real wood composite, quiet step plank flooring. - \$8,900
2. All windows replaced with new vinyl, argon filled, double paned, easy remove/clean windows, all with UV protection, energy saving certified. - \$4,120.
3. Entire house repainted, including trim. - \$3,000
4. Kitchen and dining room floor replaced with Venetian Travertine stone. - \$3,600
5. Sliding screen door replaced with new argon filled, double paned, and UV protected door. - \$1,270.
6. Bathrooms re-tiled with porcelain tiles - \$1,250
7. Entire house re-caulked and all baseboards replaced with brand new. - \$1,100
8. Electrical outlets replaced with grounded, three prong outlets. - \$400
9. Kitchen and bathroom hardware replaced. - \$350
10. Washer and dryer purchased. - \$800

11. Blinds replaced with 2" wood composite custom blinds. - \$900

12. All door hardware replaced with brushed nickel doorknobs, locks, and handles.
- \$350

13. Nest thermostat installed. - \$300

Renovations and upgrades TOTAL: \$24,340.