

1149 Bar X Trail Updates/Upgrades

Items updated	Approximate cost
Two Inch wood blinds throughout home	\$1200.00
Seven-inch custom baseboards throughout home	\$2400.00
Hand scraped porcelain floors throughout first floor	\$6000.00
New carpet in upstairs loft	\$550.00
Black stainless-steel LG appliances	\$8500.00
New cabinet hardware on upper and lower cabinets	\$250.00
Farmhouse divided copper sink	\$1200.00
Porcelain handled copper faucet with sprayer	\$450.00
Two Farmhouse Wood chandelier for island bar	\$425.00
Farmhouse Wood chandelier for breakfast	\$395.00
Farmhouse wood and metal chandelier in dining room	\$495.00
Farmhouse chandelier in Foyer	\$185.00
New hardware on cabinets in living room	\$60.00
Casablanca Designer Ceiling Fan and Medallion in Master	\$525.00
Granite, sinks and hardware in master bath	\$860.00
Jetted oval tub	\$1100.00
Bronze Crystal Chandelier over tub	\$129.00
Guest bath vanity, hardware, sink, faucet & mirror	\$348.00
Guest bedroom Monte Carlo Ceiling Fan and Medallion	\$650.00
Jack and Jill Bath vanity cabinets, sink, faucets, chandelier	\$975.00
Patio bronze ceiling fans	\$500.00
Shop carport ceiling & post	\$1800.00
Shop plywood & stain walls	\$2200.00
Shop cabinets & pegboards	\$2500.00
Shop addition 16x30	\$5500.00
Shop shelving	\$800.00
Concrete sidewalk from shop to back porch & pumphouse	\$1200.00
Front & back patio wood add on's	\$18000.00
3 rail ranch style fence w/4" wire around property	\$12000.00
Added 400 sq ft attic storage space	\$550.00
Approximate cost of some of the updates	<i>\$71747.00</i>

These are just some of the items the sellers have updated. This home also has these great features:

- Double pane windows
- Tech shield in the attic
- Sprinkler system
- Water Softener
- Extra tank for the sprinkler system
- 17 mature Pecan Trees
- 180 year old Oak Tree

