

# Features and Improvements for 3105 Blue Bonnet

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## Home purchased in January 2015 – Immediate improvements

- New kitchen faucet- Kohler Artifacts
- Painted all cabinetry, base, case, crown moldings
- Installed mirrors in backs of open shelving in bar and kitchen
- Installed Bevelo gas lanterns on front of house
- Painted ALL interior walls and ceilings of home
- New light fixtures inside and out
- Rebuilt library to make a formal living room
- Installed new crown molding throughout home
- Obtained engineering report to certify foundation is in working order
- GE Monogram fridge and Subzero freezer drawers
- Scotsman “Sonic ice” machine in bar
- Finished garage flooring with epoxy paint
- Installed garage door system
- Garage tool and bike wall mounting system
- New exterior fountain motor
- Installed 5 new Kohler toilets in main house
- Installed Mosquito Nix system front and back
- New exterior fountain motor
- Planted satsuma orange tree near lime tree
- Installed string lighting in back patio/paver area

## Hurricane Harvey in August 2017 - Regarding flooding “garage only” on Seller’s Disclosure

- Water ONLY IN DETACHED GARAGE
- Harvey put about 23” inches of water in the garage area – less toward the back since the lot slopes toward the street. No cars were located in the garage at the time of the flood. The water did not stay long and cleared from the street within 24 hours. NO WATER GOT INTO THE HOUSE.
- After the 23” of water in detached garage for approximately 12 hours was cleared we proceeded with remediation.
  - Bottom 4’ of drywall immediately cut out and removed from the bottom of the garage and garage apartment stairwell.
  - Treated for mold prevention immediately and left to dry out for weeks with air movers
  - New drywall installed and painted
- Although not required to do so by engineers that performed inspection, we removed wood parts of piers under main house and replaced with concrete piers. We also removed all of the old insulation under the house and placed air movers everywhere that water could have conceivably touched.
- M.H. Contractors assisted with the work mentioned above.

*cont’d on back*

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## Improvements made starting May 2018

- New kitchen under mount single bowl stainless sink
- Extended front porch and widened stair treads
- New stone on back porch and extended and widened back exterior stair treads
- Exterior of house repainted
- Smoothed all interior walls to remove orange peel texture and new paint colors throughout home
- New Monte Blanc quartzite countertops downstairs, kitchen, bar, planning office, powder room
- New Kohler Virtycle bathroom sinks in all bathrooms
- New -added a full bathroom downstairs off guest bedroom/home office. New toilet, pedestal sink, Lili Concrete designer tiles, custom shower and glass doors, Kohler purist plumbing fixtures
- Taj Majal granite throughout upstairs, and Santa Cecelia granite in garage apartment.
- Removed niche and pilar from stairwell area & redid interior staircase treads, balustrades and hand railing
- Redid under stair closet to seamlessly integrate/disappear
- Installed high powered gas Navian tank-less water heater
- New custom cut stone floors from Materials Marketing throughout interior and exterior porches and steps
  - Interior Color - Vintage Finish: Chateau
  - Exterior Color - Vintage Finish: Antico
  - All upstairs bathroom and closet floors and entire 1st floor
- New custom stone fireplace by Materials Marketing in formal living room
- Refreshed and closed off Powder room, metallic paint, new counter, sink, faucet, and lighting
- New Tub surrounds and plumbing fixtures on all guest bathrooms upstairs
- Extensive Master Bath and closet remodel: flooring, soaking tub, 4 Kohler body spray tiles, 2 shower heads, glass enclosure, mirrors, new sinks and faucets, closed in his toilet area with a privacy door, and Taj Mahal counters
- New stone flooring on master outdoor space
- Kohler brushed bronze (champagne tone) fixtures throughout home
- Garage Apartment new balcony to match all other new exterior porches, installed granite counters, new floors
- Sprayed CLOSED CELL foam insulation underneath home
- Landscape company installed "X" pattern and plant jasmine on all exterior brick wall/fence
- Custom Linen Roman Shades over large stairwell window, over large soaking tub in master bath, and in planning office downstairs, and laundry room

### Other:

- Neighborhood website: [www.braeswoodplace.org](http://www.braeswoodplace.org)
- HISD zoned to: Mark Twain Elementary, Pershing Middle School, Lamar High School
- Elevation certificate available
- Backyard turf quote available

**Conservative Estimate of Total Improvements: \$200K+**

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