

## BUYER BENEFITS OF 13618 GLEN ERICA DRIVE, HUNTWICK FOREST



*The Homeowners invested over \$100,000 in modern updates to this traditional charmer*

### EXTERIOR FEATURES AND UPDATES:

- All doors and windows are Low-E, double pane, energy efficient windows
- A new Trane XR HVAC unit was installed 2015
- The composition roof is made of architectural, laminated shingles with a 50-year life. The roof was installed in 2002 and received a Tune-Up in March 2020. **\*Read details**
- The high, privacy cedar fence was installed in 2018
- A new sprinkler system was installed in 2018 which covers the entire property. The system was tested in March 2020 and sprinkler heads were modified to accommodate newest plantings
- Rain Bird irrigation control panel installed in 2018 can be controlled by your smart phone
- A mosquito abatement system is installed around the perimeter of the pergola / patio
- In 2020 a new Garage Door Opener was installed
- The pool, spa, pool deck, flagstone, pergola and outdoor kitchen system were built in 2012
- Included with the home is a 2' protective fence, Catch-A-Kid safety net and pool storage box
- The pergola and deck have been professionally power-washed in March 2020
- In 2019 the Outdoor Kitchen System was upgraded with a Stainless-Steel Gas Grill
- The greenbelt behind the property belongs to the Mud District and is maintained weekly
- The yard is professionally landscaped and includes recent sod and mulch as needed
- Extensive front yard landscape lighting with light sensor automatically turns lights on / off

## **INTERIOR FEATURES AND UPDATES:**

- All Low-E, double pane windows are double-hung which means they tilt inward for easy cleaning
- The front facing windows are custom fitted with adjustable plantation shutters. This is a beautiful feature which also reduces energy consumption by blocking the sun
- Two NEST brand, smart programmable thermostats are installed upstairs and downstairs. These are more accurate than older models and can be controlled from your smart phone
- NEST brand smoke alarms and carbon monoxide detectors installed
- Ceiling fans are installed to improve indoor air circulation and reduce energy costs
- Recessed can lighting had been installed in the home. The homeowners installed additional LED can lighting as needed, with dimmer controls
- This home uses the latest LED lighting which operates cooler, more efficiently and lasts up to 13-years without replacement
- Durable, easy maintenance floors downstairs: Brick veneer in Foyer and Den, engineered hardwood in formal areas and ceramic wood-planks in the renovated Kitchen and Guest Bath
- No popcorn ceilings! All ceilings are scraped smooth and freshly painted
- All wallpaper has been removed and walls re-textured and painted
- Bathrooms include comfort-height elongated toilets; single and dual-flush
- Master Bedroom offers double French Doors leading to the Spa and Pool
- Most Bedroom Closets include smart Elfa brand storage with drawers and adjustable shelves
- Two Bedrooms include original, custom built-in desks
- Stairs have been updated with wrought iron balusters
- Huge upstairs Game Room offers built-in storage and desk, recessed lighting, small wet bar, 2 ceiling fans and plush carpet. There is also access to the walk-out Texas Basement

## **INTERIOR MAJOR REMODEL:**

- Expanded the opening between formal areas to create better flow for entertaining
- Expanded the opening between the Kitchen and Den to improve sightlines
- Took the Kitchen down to the studs and enlarged the space to accommodate open concept living and to host larger gatherings (up to 50 according to Sellers):
  - 5' x 9' center Island with breakfast bar and granite countertop with soft leather finish. The Island offers soft-closing drawers and cabinets – many with organization bins, and two electrical plugs at opposite ends of the Island to accommodate small appliances and for charging smart devices
  - Beautiful white kitchen cabinets – with 28 soft closing drawers, granite counters and brushed brass hardware. Upper and lower built-in Lazy Susan's were installed to maximize corner storage utilization
  - Brushed brass lighting fixtures including unique sconces and pendant lighting
  - Created dedicated cooking station with induction cooktop, stainless steel vent hood, two-ovens, marble backsplash in herringbone pattern and a chef quality brushed brass Pot-Filler. The Homeowners left a gas hookup under the cooktop
  - Installed a Blanco brand granite composite sink and brushed brass faucet
  - Installed all new PEX plumbing lines in Kitchen, Guest Bath and Utility Closet

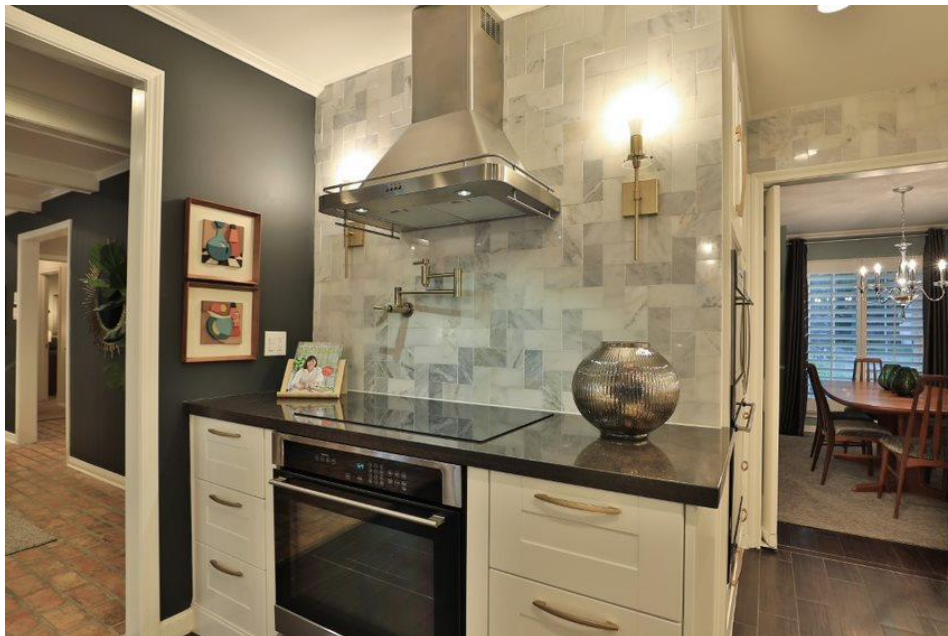
## INTERIOR MAJOR REMODEL CONTINUED:

- The interior was repainted between 2019-2020 using Low VOC paint which reduces the release of toxic emissions into the air which benefits everyone – especially those with allergies, chemical sensitivities, newborns and the elderly. All paint is Behr or Valspar brand, Premium grade
  - Kitchen and Den: Evening Hush
  - Dining Room: Grey Morning
  - Master Bedroom: Rustic Taupe
  - All other rooms: Hotel Beige
- The formal Dining Room offers fresh paint, plantation shutters and a stunning Shonbek “Jasmine” design chandelier with Swarovski crystals
- Updated the gas log fireplace in Den with a custom-made surround and glass doors
- Updated fireplace wall with slate material in a stacked stone pattern. Electricity and cable outlets were installed for those who want to install a tv above the fireplace
- The downstairs Guest Bathroom was reconfigured, and finished with ceramic wood-plank flooring, new paint, brushed brass lighting, PEX plumbing and new fixtures
- The Master Bathroom was gutted to the studs and rebuilt to include everything a modern couple would desire:
  - Frameless, glass enclosed travertine tiled walk-in shower with 2 shower heads, a hand-held shower head and 4 invigorating body sprays
  - Two porcelain white pedestal sinks
  - Built-in storage and open shelves
  - Soaking tub
  - Crystal lighting fixture
  - Belle Foret fixtures
  - Plantation shutters
- The upstairs shared Bathroom was reconfigured, and includes a double sink vanity with a beautiful quartz countertop and storage
- Above the vanity is a full-height wall of porcelain tile, new lighting, mirrors and storage
- The frameless glass enclosed shower is large enough for two, and finished with porcelain tile, hex tiles, a quartz seating bench, PEX plumbing lines and all new plumbing fixtures



## MORE DETAILED INFORMATION:

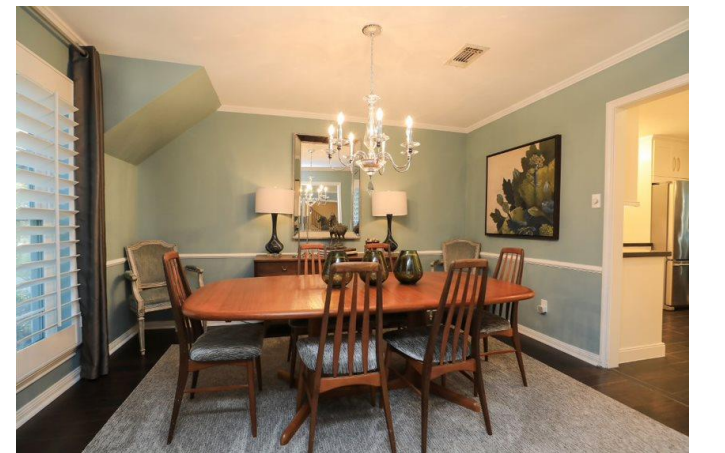
- This home is built with copper and PEX water lines – not galvanized pipe. Copper tubing has been the material of choice for water-supply plumbing for more than 70 years – or ever since indoor plumbing became the standard for American homes. While updating the Kitchen, Guest Bath and upstairs shared Bath the Homeowners chose PEX piping which is the newest industry standard. PEX piping conserves energy by reducing heat transfer, or loss of heat through the pipe wall. PEX also resists corrosion, freezing, breaking and scale build-up.
- The composition roof is made of architectural, laminated shingles which are built to last 50-years. Laminated shingles originated in the 1970's and were engineered to meet the strict quality and aesthetic standards of higher-end custom homes. These shingles mimic the appearance of traditional cedar shingles and are made of several layers of fiberglass that are dipped in asphalt and coated with fire-resistant granules. According to architecturelab.com, "laminated shingles are resistant to algae and mold, and do a much better job of holding up to inclement weather conditions, like strong winds (up to 110 mph) and continued sunlight." The roof was installed in 2002 and was inspected and tuned-up in 2020 which included:
  - Sealing all plumbing vents, roof jacks, HVAC vents and collars
  - Replacing any damaged roof, ridge and hip shingles
  - Sealing any exposed roof nail holes due to nail-pops or missing nails
  - Resealing nails, as needed, on flashings
  - Resealing flashings around the chimney
  - Resealing any exposed nail heads found on roof ridges
  - Repainting all vent stacks gray
  - All work is protected by a transferrable 1-year leak warranty



## 13618 GLEN ERICA BEFORE & AFTER



Kitchen and Breakfast Room Renovations



Formal Dining Room Renovations



Formal Living Room Renovations



Den / Fireplace Renovations



LEFT: Upstairs Bathroom Before    MIDDLE / RIGHT: After renovations

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