

16720 Fritsche Cemetery Road  
Upgrades

EXTERIOR

- All exterior bricking removed and replaced with brick; stucco & stone **A.V \$48,900**
- Power coated front exterior gate at the front of the property with mailbox installed **A.V \$5,400**
- Added Front porte-cochere was complete framed and added. All with custom cedar wood, finished beams & custom ceiling planks. Metal roof is all brand new, half stone column with pillars, stamped concrete finish **A.V \$34,700**
- Added Concrete driveway from the front gate through the front circle and the whole parking area in front of new built garage/storage building **A.V \$42,600**
- Added garage building with one oversized garage door and one standard sized garage door. Both doors come with commercial grade garage openers with remote **A.V \$24,800**
- Old Pool was removed, and brand-new pool was installed. All new Pentair pool equipment that comes with spa heater and all equipment/ pool lighting is controlled wirelessly. There are (6) laser led lights with stream water shooters. Reinforced and professional installed slab around the whole pool to hold up the weight of all the rock features and rockslide. Pool is lined with PEBBLE TECK Level 2. **A.V \$137,000**
- Added “casita” that overlooks the pool. You have one room that is being used as an exercise room; but this room has many possibilities: craft room, private office, and with the current school system your own homeschool room. The Second room is a full bedroom with full bath. There is even an additional bath around the corner for your pool swimmers. The bath is a full bath with shower. **A.V \$26,300**
- The whole back patio is covered with travertine tile, outdoor kitchen has granite countertops, with a Cal-Flame grill, drawers, gas burners, and your very own pizza oven. **A.V \$34,900**
- Upgraded the electrical underground main feeders to CenterPoint Transformers to the house, in order to upgrade to 400 AMP electrical main distribution pane with gutter **A.V \$7,600**
- Gutters installed all around the house **A.V \$7,200**

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- Water well was installed in 2017. It was dug over 270' into ground for new water supply and tank installed inside garage **\$13,000**
- Barn was built in 2017. The stalls have been stained, new screens and new latches.
- Dog owners: The property already has Invisafence installed and will stay with collars

INTERIOR-Downstairs

- Kitchen was completely redone in 2017 with brand new onsite cabinets, custom faux paint, island with granite, extended walk in pantry, all new LED light fixtures and high-end Monogram appliances and stone accent arch over stove **A.V \$56,800**
- The wine room used to be a coat closet. Converted into wine cellar with brick wall coverings, custom built wine cabinet, wine chiller and custom-made wrought iron gate **A.V \$7,400**
- Entire home has up to date LED lighting (recess cans), switches and receptables **A.V \$16,200**
- Living room was completely redesigned. Fireplace was moved from one side of the living room to the other side. To completely open the living room, it was frame to support a large beam going across the arches and then installed stone at the arches **A.V. \$21,100**
- Study was jobsite custom built cabinets, granite countertops, LED lighting and ceiling fan **A.V.\$4,800**
- Man-cave was in built in place of parking spaces. Custom jobsite-built cabinets, with custom made roll-up windows with hurricane shutter covers. Custom faux paint, granite tops, with sink, tile back splash and stone front. Custom lighting throughout man cave. This whole area has its own AC/Heating unit to accommodate cigar smoking. **A.V \$44,600**

INTERIOR-Upstairs

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- Upstairs Room 1: Custom built elevated bed, it fits 2 twin beds with bookshelves, drawers, custom made seating and faux paint. Custom built cabinets in bathroom, granite countertops, new LED light fixtures, recess cans **A.V \$8,800**
- Upstairs Room 2: Custom built-in around window wall with custom paint. New LED light fixtures, recessed & rope LED lighting, custom built ins at clothes closet. Bathroom was completely redone with toilet, granite countertops, tile flooring, tile tub backing **A.V \$12,200**
- Upstairs Room 3: new LED lighting including ceiling fan and custom built ins at closet area **A.V. \$2,100**
- All hardwood flooring upstairs including all bedrooms, back stairs **A.V. \$19,000**
- Half bathroom upstairs was a clothes closet prior **A.V \$6,800**
- Movie room added : raised entire ceiling & added step up with custom leopard carpeting, wood movie style pillars with custom built-in and all custom faux paint **A.V.\$16,000**
- Upstairs game room: raised entire framed ceiling, custom chalk wall, custom built-in for snack bar & mini fridge with granite top **A.V \$8,000**

**\*\*\*\*The majority of everything was remodeled and installed new in 2017\*\*\*\***