

9007 MANHATTAN

Purchased Home in 2012

1. Installed new Duro-Last Roof (commercial roofing system).(2012)
2. Two 3 Ton American Standard HVAC units with all new ductwork throughout house. (2012)
3. All doors and windows in house replaced with double pane thermally broken low-e glass. Accordion style Nana-Wall installed in gallery. (2012-2018)
4. Open-cell spray foam insulation in ceilings and exterior walls. (2012-2018)
5. Exterior stucco resurfaced with new 3 coat stucco process and painted with elastomeric paint. (2013)
6. All interior plumbing replumbed. (2012-2015)
7. All interior electrical rewired. (2012-2015)
8. Porch off of gallery constructed and gas fireplace installed. (2014)
9. Many (aprox 20) bell bottom piers installed underneath existing slab. House has approx. 60 bell bottom piers underneath it.
- 10.All new light fixtures throughout.

11. Haiku energy efficient fans (BigAssFans) in each bedroom, living room, gallery, and gallery porch.
12. Post Harvey repairs = entire house gutted to the studs up to 4 feet. All electrical outlets replaced, and all new wiring as needed. Professional mold remediation sprayed onto all remaining surfaces. New insulation, sheetrock, paint. New cabinetry, new closet cabinets, laundry room cabinets, new doors, frames and hardware. All new appliances in kitchen, bar, laundry.
13. Porcelain tile installed in all areas that are not terrazzo.
14. Stucco installed on garage walls.
15. NEMA 14-50 240 volt outlet installed in garage for electric car charging.
16. Extensive landscaping including: planting approx. 20 trees, 70 shrubs, installing agave and succulent garden and pebble in front yard, sprinkler system for both lots (9007 and 9011) with timer. Four large live oaks planted in 2015 on 9011 Manhattan for privacy.

Major renovations and remodels:

2012 – Kitchen, bar, dining, powder, laundry, secondary bathroom

2013 – Living, gallery, porch, windows and doors.

2015 – Primary bedroom/bath – expand primary closet by removing 4th bedroom.

2017-18 – Post Hurricane Harvey remediation/remodel as detailed above.