

List of Home Improvements and Upgrades

12606 Chriswood Drive

Cypress, Texas

1. 33,000 gallon 10' deep swimming pool built in March 95
2. All Electrical breakers and the panels in the home were replaced in March 97
3. Kitchen was completely rebuilt in September 97
4. Heating and AC system replaced with new Trane units in January 99
5. New garage door was installed in August 99
6. Kitchen dishwasher was replaced in September 00
7. Pool system was updated and new heater installed in February 03
8. Backyard fence was replaced in March 03
9. Forty year "ELK" premium shingles were installed in July 03
10. Foyer and powder bathroom were remodeled in November 03
11. Upstairs bathrooms were remodeled in July 04
12. Master bathroom was remodeled in July 04
13. All the carpet in the home was replaced and upgraded in August 04
14. Home was inspected for termites in February 07
15. Home exterior was repainted in March 07

Upgrade Investments Into The Home (\$123,800):

1. Swimming pool: \$21,500
2. Master bathroom: \$41,000
3. Upstairs bathrooms: \$23,000
4. Foyer and powder bathroom: \$2,900
5. Upgraded carpeting: \$9,400
6. Kitchen remodeling: \$26,000

Key features of the home:

1. A beautiful brick mailbox with planter, was designed to match the cathedral arch of the homes entrance.
2. The front entry to the home is tiled with a dark slate.
3. The high, open entry foyer is accented with floor to ceiling wood paneling.
4. The kitchen is the first feature that visitors notice. In addition to upgrades like the Viking range top, Bosch double oven and the granite counters, the tumbled marble backsplash has stunning hand painted murals. But the crowning touch of the kitchen has to be the hand carved, solid wood Osborne custom cabinets www.osbornecabinets.com.
5. Under the kitchen sink, there is a three stage water filtration system that provides drinking water to the kitchen sink and refrigerator.
6. Formal dining has a black/bronze iron and crystal six light chandelier.

7. The formal living entry has beautiful double French doors that open to the majestic vaulted ceiling with a grand wood paneled fire place and two Casablanca intel-touch ceiling fans.
8. The features of the Master bathroom are comparable to those found in million dollar homes with it's marble counters, travertine stone sinks, beautiful travertine floor and a single piece marble slab under the Bain Ultra "Thermomasseur" air tub. Finally, you have the stunning walk-in shower, the medallion lead-glass window and the "waterfalls" seven layer faux finish on the walls.
9. "Restoration" hardware pulls are in the Master and one of the upstairs bathrooms.
10. The master bedroom and two of the upstairs bedrooms have spacious walk-in closets.
11. All the bathroom counters in the house are finished out with granite or marble and both upstairs baths include Kohler jet tubs and upgraded Kohler toilets.
12. All the bathrooms have built in laundry hampers.
13. Porcelain tile was installed during the remodeling of the foyer, powder room and upstairs bathrooms.
14. The family room includes two walls of built-in book shelves and cabinets.
15. There are front and rear staircases to the second floor.
16. The house has a wiring plan with RG-6 and Cat-5e wires run through the home and into the garage to accommodate many of the modern electronic options.
17. There is a whole house water filtration system.
18. Monitored security system includes hardwired smoke/fire detectors.
19. Faux finishes have been added to walls throughout the home.
20. All the door handles have been recently updated to brushed nickel and stained bronze.
21. The garage is plumbed and wired to accommodate adding a garage apartment or office above.
22. The three car garage includes a backside garage door and slab extension for additional storage or work area.
23. The highlight of the home's exterior is the backyard with it's abundance of gardens and mature trees, but it centers around the custom built pool and Jacuzzi with it's beautiful gardens. The pool is a large 33,000 gallons with a 10' deep end to accommodate the diving board. There is plenty of deck space for entertaining or just relaxing.
24. In one of the poolside gardens, is a 15', "Ruby Red" grapefruit tree that produce dozens of delicious grapefruit in the spring of the year.
25. There is a large sturdy, attractive tree fort in the backyard that will be an instant hit with the kids.
26. The backyard fence opens up onto a walking/biking trail along "Faulkey Gulley" that goes for miles.
27. The rear fence is 7' high for added privacy.
28. The home is at the end of the street and has very little traffic.