

PROPERTY IMPROVEMENTS & UPDATES

COMPLETED 2019-2020

◇ NEW ROOF	\$18,000
◇ NEW AIR-CONDITIONING SYSTEM FOR UPSTAIRS, INCLUDING HIGH EFFICIENCY FILTER AT THE UNIT THAT ONLY REQUIRES ANNUAL REPLACEMENT	\$10,000
◇ INTERIOR OF HOME COMPLETELY PAINTED - INCL KITCHEN CABINETS, FRONT DOOR REFINISHED	\$8,550
◇ POOL IMPROVEMENTS : NEW HEATER, NEW CLEANER, NEW POOL LIGHTS, ACID WASHED	\$4,930
◇ ALL NEW INTERIOR LIGHT FIXTURES AND CEILING FANS	\$1,640
◇ NEW HARDWARE: ALL INTERIOR DOOR HANDLES, AND CABINET DOOR HARDWARE	\$550
◇ NEW DOORS - BACK DOOR TO PATIO, HUMAN DOOR TO GARAGE	\$1,025
◇ NEW GARAGE DOOR OPENER WITH (2) REMOTES AND WIFI CONTROL	\$390
◇ NEW KWIKSET EXTERIOR DOOR LOCKS WITH SMARTKEY ALLOW YOU TO REKEY, INSTEAD OF HAVING TO REPLACE HARDWARE WHEN YOU MOVE IN	\$225
◇ NEW SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS INSTALLED	\$100
TOTAL	\$45,410

COMPLETED PRIOR TO 2019

◇ KITCHEN REMODEL:	
- NEW GRANITE COUNTERTOP, TRAVERTINE BACKSPLASH, TILED FLOOR -LAID IN PATTERN	\$10,500
- NEW STAINLESS APPLIANCES - BOSCH DISHWASHER, KITCHEN AID OVEN AND MICROWAVE	\$1,800
- UNDER CABINET LIGHTING INSTALLED	\$500
◇ MASTER BATH REMODEL:	
- SHOWER- SEAMLESS GLASS, DOOR SWINGS BOTH DIRECTIONS	\$4,000
- NEW DESIGNER TILE ON SHOWER, BATH SURROUND, AND FLOORS	\$3,000
- NEW TUB AND SHOWER FIXTURES	\$200
◇ NEW WOOD-LOOK TILE THROUGHOUT ENTIRE 1ST FLOOR (except kitchen and bath)	\$11,000
◇ REPLACED SIDING WITH HARDY PLANK EXTERIOR SIDING AND TRIM	\$15,500
◇ CLOSED IN GAMEROOM - REPLACED OPEN HAND RAIL/BALISTER WITH SHEETROCK	\$1,000
◇ BOTH WATER HEATERS REPLACED	\$2,200
◇ ENCLOSED UPSTAIRS LIBRARY TO CREATE MEDIA ROOM WITH SOUND INSULATED WALLS AND WIRED ROOM FOR REAR SURROUND SOUND AND SUBWOOFER	\$2,800
◇ CREATED EXTRA STORAGE BY EXTENDING AREA UNDER STAIRS	\$500
◇ REPLACED ALL TOILETS WITH TOTO DRAKE TOILETS WITH SOFT-CLOSE SEATS	\$1,170
◇ REPLACED FLOORS IN UPSTAIRS BATHROOMS WITH LARGE PORCELAIN TILES	\$200
TOTAL	\$54,370

PROPERTY FEATURES

CUSTOM HOUSE WITH MANY UNIQUE UPGRADES

- ◇ 9' CEILINGS THROUGHOUT LIVING AREAS
- ◇ LARGE, FULL-HEIGHT WINDOWS ON FIRST FLOOR
- ◇ LARGE BAY WINDOWS IN BREAKFAST AREA, KITCHEN SINK AND MASTER BATH
- ◇ EXTREMELY LARGE LIVING AREAS
 - ◇ MASTER SUITE IS HEAVEN - SO BIG ROOM FOR SEATING AREA, HAS HALL LEADING TO IT SO IT'S PRIVATE AND AWAY FROM REST OF HOUSE, OVERLOOKS BACKYARD PARADISE, GIGANTIC CLOSETS WITH EXTRA BUILT-INS, AND AMAZING BATHROOM
- ◇ ENORMOUS SECONDARY BEDROOMS WITH WALK-IN CLOSETS
- ◇ LUXURIOUS MASTER BATH WITH JETTED TUB, LARGE UPGRADE SHOWER AND HUGE CLOSET
- ◇ KITCHEN OPEN TO FAMILY ROOM
- ◇ JENN-AIR COOKTOP
- ◇ 2 BAR AREAS ADDS EXTRA SEATING IN KITCHEN AND FAMILY ROOM FOR GATHERING
- ◇ LARGE KITCHEN WITH MANY CABINETS
- ◇ BUILT-IN WINE RACK OVER REFRIGERATOR
- ◇ GAS LOG FIREPLACE
- ◇ CUSTOM BUILT MANTLE
- ◇ MEDIA ROOM SOUND SYSTEM W/ WALLS INSULATED FOR SOUND
- ◇ TONS OF STORAGE, EXTRA CLOSETS THROUGHOUT, INCL HUGE EXTENDED CLOSET UNDER STAIRS
- ◇ NUMEROUS CUSTOM BUILT-INS THROUGHOUT
- ◇ HAND-BUILT 4-PIECE CROWN MOLDING IN THE FOYER AND MEDIA ROOM IS CUSTOM
- ◇ ALL COMMON AREAS HAVE CROWN MOLDING
- ◇ CHAIR RAILING IN DINING ROOM AND BREAKFAST AREA
- ◇ DELUXE ALARM SYSTEM, INCLUDES EVERY WINDOW MONITORED, MOTION DETECTORS UPSTAIRS AND DOWN AND GLASS-BREAK SENSOR IN MASTER BATH
- ◇ ELECTRICAL OUTLETS EVERYWHERE
- ◇ LARGE, MAIN ATTIC FOR STORAGE WITH NEW LIGHT FIXTURE
- ◇ GARAGE HAS BUILT-IN WORKBENCH WITH DEDICATED OVERHEAD FLUORESCENT LIGHTS AND LOTS OF PEGBOARD FOR HANGING YOUR TOOLS
- ◇ GARAGE ATTIC DECKED FOR EXTRA STORAGE THAT IS LESS HOT THAN HOUSE ATTIC

PROPERTY FEATURES (cont'd)

AMAZING PRIVATE RESORT-LIKE OUTDOOR LIVING SPACE

- ◇ OVERSIZED LOT THAT IS VERY WELL LAID OUT - HOUSE SET BACK, LONG CURVING DRIVEWAY, PERFECT BACKYARD SPACE - PERFECT FOR RELAXING!
- ◇ LANDSCAPING: BEAUTIFUL MATURE OAK TREES (*just trimmed*) IN FRONT YARD, LUSH TROPICAL PLANTS IN BACK! IT'S ESTABLISHED AND VERY WELL MANICURED. ABSOLUTELY BEAUTIFUL!
- ◇ "SPORTS" POOL - WITH 3' SHALLOW ENDS AND 5' IN THE MIDDLE FOR WATER VOLLEYBALL
- ◇ POOL HAS WATERFALL FEATURE AND LIGHTS IN POOL AND SPA
- ◇ SWIMMING POOL HAS JETTED SPA WITH REMOTE JET SWITCH
- ◇ POOL AND SPA CAN BE HEATED SO ENJOY YEAR ROUND
- ◇ LARGE DECKED AREA - WITH COOL DECK AND SEVERAL AREAS FOR SEATING
- ◇ UMBRELLA SLEAVES IN THE PATIO SURFACE TO MOUNT IN-GROUND PATIO UMBRELLAS AND WATER VOLLEYBALL NETS
- ◇ AUTOMATED SPRINKLER SYSTEM
- ◇ YARD MAINTENANCE, SWIMMING POOL, AND PEST CONTROL HAVE BEEN PROFESSIONALLY CONTRACTED SINCE OWNERSHIP

With a swimming pool, media room and game room, you can make this the house where all your kids' friends will want to hang out. You'll always know where your kids are, as they go through middle school and high school. You will love living here!!

COMMUNITY AMENITIES

- ◇ ELEMENTARY SCHOOL IN THE NEIGHBORHOOD ON—only 10 min walk
- ◇ SEVERAL PARKS AND POOLS IN NEIGHBORHOOD - 1/2 mi, 8 min walk to closest
- ◇ MILES OF SCENIC WALKING/BIKING PATH ALONG BAYOUS WITHIN NEIGHBORHOOD
- ◇ COMMUNITY CENTER – CAN BE RENTED FOR EVENTS
- ◇ 0.2 MILE/ 7 MIN WALK TO ROMERO LOS BRAZAS FOR MEXICAN FOOD! CARABAS ITALIAN 5 MIN DRIVE.