

**1127 Ben Hur Dr  
Updates Since 2012**

<i>Date</i>	<i>Notes</i>	<i>Cost</i>
	<b>2013 OUTDOOR RETREAT</b>	
2013	Resort Style Pool addition by Piazza Custom Pools saltwater pool with heater- easy maintenance hot tub gas firepit freeze protection- turns water temp up automatically italian travertine tile added to outdoor areas and around pool outdoor shower remote control for pool/spa/outdoor lighting *zero flooding or water during Harvey	100,000
2013	Custom landscaping/sprinkler Custom lighting for pool/landscaping french drains in backyard and sides of house	11,000
2013	Custom mosquito system by Bomar Pest Control Remote and timer Regularly serviced by Bomar Pest Control	1,500
	<b>TOTAL OUTDOOR RETREAT</b>	<b>112,500</b>
	<b>OTHER UPDATES</b>	
Fall 2020	new kitchen fridge spa control panel on hot tub shutters and garage door restrained energy efficient LED light bulbs entire home	8,000 800 500 800
Summer 2020	new AC coil on one unit	1,000

	*units regularly serviced	
	4k TV installed over fireplace	3,000
2019	1 gig of fiber available at address for ultra high speed internet Home was built with ethernet wiring Study and all bedrooms have hardline plug-ins Two adults and two teens can work/school from home no issues	
Summer 2019	Updated all bathroom lighting	5,000
<b>Lighting</b>	Updated kitchen/Breakfast/Bar lighting	2,000
	Updated diningroom lighting	1,500
	<i>*all lighting included no exclusions</i>	
	3 bedrooms carpet replaced with new flooring	5,000
	most of interior repainted	6,000
	new pool chlorinator	1,000
	glass firepit beads	500
Fall 2019	New Bosch dishwasher	1,000
	gutter covers	800
2018	Custom blinds/drapes (included in sale, no exclusions)	10,000
<b>Window Treatments</b>		
2018	new AC coil one unit	1,000
2017	Updated Jack and Jill bathroom shower with light subway tile	1,500
2017	Custom plaster in dining room, custom paint.stenciling in pool bath	4,000
2016	Custom plaster in master bedroom and bathroom by local artist	6,000
2016	Resealed travertine in outdoor area and around pool	1,000

Early 2014 <b>Flex Space</b>	Converted movie theatre to more flexible space leveled floor (was stadium steps) added new flooring added 2 windows added closet w/ pocket door new doors with glass inserts new window coverings all work completed permitted by Hilcrest Builders (built Ben Hur)	15,000
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2012 <b>Security System</b>	ADT security sytem: 5 outdoor color cameras, DVR, window open sensors, glass break sensors, 4 coded door lock/unlock, 3 alarm pads, ability to monitor cameras in upstairs game closet and family room <i>Note: deadbolt locks easily recoded for security (no keys needed)</i>	3,400
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2012	Ben Hur Drive street was redone: improved street drainage, new road Zero flooding or standing water on street or in the area during Harvey
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2012	Home Completed July 2012 ENERGY EFFICIENT CERTIFIED- spray foam, tankless water heaters, etc <i>*Energy certification documents available</i>
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<b>TOTAL UPGRADES</b>	<b>191,300</b>
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<b>Notes:</b>	Feb 2021 snow storm/power outage main living area with fireplace on stayed at 69 degrees, upstairs maintained 65 degrees in bedrooms <i>Note: fireplace has battery start if power goes out</i>
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Home wired for sound in multiple rooms, including outdoor room, dining room, family room

Attic storage off Jack and Jill bath  
Storage under stairs- door in master bedroom closet

Fire sprinkler system as per Spring Valley new build rules

3 car garage can hold 3 SUV's