

15015 Chestnut Glen Lane, Cypress. Upgrades, Remodels, & Renovations

Structural

- 2 x 8 rafters (2x 6 standard)
- 3/8" exterior plywood sheathing (none standard)
- 5/8" plywood roof decking h1/2" OSB standard)
- 2 x 4 solid fir studs (fingerjoint studs standard)
- Extended breakfast room by 3 feet, added sitting room to master bedroom
- Hurricane clips

Exterior

- All brick construction on house and garage
- Garage - Three ply insulated garage doors with windows. Oversized 3-car garage with triple driveway. Built-in garden bench, workbench, & overhead cabinets. Additional fluorescent lighting fixtures.
- Marvin double hung insulated windows
- Kitchen door (Marvin)
- 8 foot insulated mahogany glass entry door system with sidelights
- Upgraded exterior lighting fixtures
- Sprinkler system with Racchio Bluetooth controller
- Hardy plank fascia, soffit, and new gutters (2018)
- Roof replaced in 2009
- Hardiplank on all non-brick surfaces (2019)
- Patterned extra-wide concrete front walk (2019)
- Slate tile front stoop (2019)
- Cul-de-sac over-sized lot with extensive landscaping – boulders, moss rock, brick screenwall, iron gate with lock.
- Exterior lighting updates by Kichler.

Mechanical

- 10 GPM tankless water heater for master bath (2009)
- 40 gallon water heater (2018)
- Carrier 14 SEER HVAC system (2008, 2009)
- Nest thermostats, CO2 detector, and smoke detector (2018)

Remodel & Renovations

Downstairs total renovation (2009): Included all new lighting fixtures, plumbing fixtures, oak -tread staircase with metal banisters. Millwork — all doorways & windows cased, widened baseboards. Custom master closet by Closet Factory- With pull- down third row, Lucite drawer dividers and built-in jewelry and valet drawers, shoe & handbag shelves. Built-in folding ironing board with electrical timer/light control. Added fluorescent lighting to closet. Custom entertainment Center with soft close doors & slide out storage & component shelves, solid granite slab fireplace surround. Porcelain tile flooring throughout first floor and oak floor staircase & second floor game room. Plantation shutters & honeycomb blinds. Expanded flooring & lighting in Texas basement. Added recessed lighting—40+fixtures throughout. Kichler & Murray Feiss lighting fixtures throughout.

Master Bath (2009): Double shower with 4 body sprays, hand-held shower, double shower niche, shower bench. (Kohler fixtures & hardware.) Comfort height toilet. Enlarged linen closet. Granite countertopped vanity with makeup area. Enlarged medicine cabinet.

Powder Bath (2009): Comfort height toilet, built-in cabinet, upgraded Kohler pedestal sink, new Kohler fixtures.

Utility Room (2009): Added storage closet, upper cabinets.

Kitchen (2012): Custom solid wood cabinetry, undercabinet lighting, cabinet pull-out shelves, soft closure drawers and cabinets with custom dividers, GE Profile appliances: wood-panel dishwasher, built-in wood-panel refrigerator, Advantium microwave, double convection ovens with temperature probe roasting and convection, wine refrigerator. Appliance garage.

Master bath renovation (2020): tile, faucets, Schluter shower system, frameless shower door, re-painted master bedroom & bath

Second floor bathrooms (2021): tile and faucets, new bathtubs, flooring

2021 Updates: Painted foyer, utility room, kitchen & breakfast room, living room, stairwell, family room, study. Converted upstairs' media room back to bedroom — painted, removed media cabinet & speaker shelves