

## 5110 Briarbend

### Special Features, Updates and Improvements

#### Exterior

- Brick and wood structure
- Oversized 2-car detached garage
- Oversized private driveway
- Automatic driveway gate

#### Interior

- Spacious rooms with neutral finishes throughout
- White oak engineered hardwood floors in all rooms except bathrooms and laundry room
- Double pane windows
- Crown molding
- 2" wood blinds

#### Family Room – (25' x 20')

- Expansive room with large windows and 2" wood blinds
- French doors separate living spaces from bedrooms
- Crown molding
- White oak engineered hardwood floors
- LED recessed lighting

#### Kitchen – (19' x 10')

- Remodeled in 2021
- Custom Quartz countertops
- Emser ceramic tile backsplash
- Stainless Steel single basin sink
- Stainless Steel KitchenAid gas cooktop, electric oven and microwave/hood
- Fresh paint
- Under-counter lighting, outlet plugs & switches
- Updated light fixture over sink
- Crown molding
- White oak engineered hardwood floors
- LED recessed lighting
- 2" wood blinds

#### Dining Room – (11' x 10')

- Large window with 2" wood blinds
- Crown molding
- White oak engineered hardwood floors
- Charming chandelier with ceiling medallion

#### Primary Bedroom – (17' x 14')

- Located at back of house
- Expansive room with large window and 2" wood blinds
- Large walk-in closet
- Crown molding
- White oak engineered hardwood floors
- Drum chandelier

#### Primary Bath – (6' x 6')

- Remodeled in 2021
- Custom seamless glass shower with shower nook
- Quartz counters
- Emser ceramic floor and shower tile
- Replaced toilet, added glass-shelf nook on outer shower wall
- Updated Delta faucets/showerhead
- Replaced cabinet doors and recessed wall cabinet with soft-close hinges
- Replaced light fixture and hardware
- Fresh paint

#### Guest Bedroom – (14' x 10')

- Located off front of house
- Spacious room with large window and 2" wood blinds
- Crown molding
- White oak engineered hardwood floors

### *Guest Bedroom – (11' x 10')*

- Located in middle of house
- Spacious room with large window and 2" wood blinds
- Crown molding
- White oak engineered hardwood floors

### *Guest Bathroom – (11' x 7')*

- Remodeled in 2020
- Quartz counters and added dual sinks
- Emser ceramic floor and shower tile
- Replaced tub and toilet
- Updated Delta faucets/showerhead
- Replaced cabinet doors and recessed wall cabinet with soft-close hinges
- Replaced light fixture and hardware, and added shower nook
- Fresh paint

### *Updates/Improvements*

- Foundation levelled with lifetime transferrable warranty (per previous owner)
- Breaker box updated to code (per previous owner)
- Under-slab and underground plumbing replaced with PVC (per previous owner)
- Service entrance conductors (wires) were raised to 10' (per previous owner)
- Replaced back yard fence with all adjoining neighbor's consent and three neighbors sharing the expense in 2021 (except short section of fence along driveway which was installed 2015)
- Completed recommended minor roof repairs (May/June 2021). Garza Construction will honor a one-year warranty on completed work for new owner.
- Completed minor electrical repairs (June 2021)
- Refreshed front and back landscaping including soil, sod, mulch, grading some areas of back yard, flowers, gravel, and rock (May 2021)
- Replaced AC condenser coil as recommended by A/C company after inspection (May 2021)
- Replaced hot water heater (April 2021)
- Installed D&M Flooring "Modern Craftsman Lighthouse Coastal" European White Oak engineered hardwood flooring in kitchen, dining, family, hallway, and bedrooms; 50-year residential limited surface finish warranty (2021)
- Replaced exterior wood siding where recommended (2021)
- Fresh paint for exterior of home and garage (2021)
- Added exterior motion-sensor lighting by back door and on back patio (2021)
- Fresh paint on walls of bedrooms, hallway, living, dining and guest bath (2020)
- Power-washed driveway and sidewalks (2020)
- Tree trimming for back yard (2020)

- Tree trimming for front and back yard (2018)

*Updates/Improvements (continued)*

- Installed sprinkler system in front yard and front beds (2016)
- Installed double-pane windows and screens for entire home (2015)
- Installed wrought iron automatic driveway gate (2015)
- Replaced gable of home with Hardy plank and painted (2015)
- Installed wood fencing down length of driveway (2015)
- Exterior wood elements painted (2015)
- Exterior of garage and garage door painted (2015)
- Installed gutters around perimeter of home (2015)
- Installed Emser 12" x 24" Autumn Lilac slate in herringbone pattern on back patio (2015)
- Installed Emser 12" x 12" Autumn Lilac slate in diamond pattern on front porch (2015)
- Repaired slab of porch and patio to include slope for drainage (2015)
- Installed and painted doors for entire home (2015)
- Installed and painted pocket door for master bath (2015)
- Replaced front, back & laundry entry doors (2015)
- Installed and painted 9-lite entry door for garage (2015)
- Installed and painted decorative support post on front porch (2015)
- Replaced all door hardware (locks) entire home and garage (2015)
- Installed Emtek Oil-rubbed bronze hardware for entry doors and hallway French doors (2015)
- Installed recessed lighting in kitchen and living room (2015)
- Installed recessed light for front porch (2015)
- Replaced garage door opener (2015)
- Replaced furnace (2013)
- Installed digital thermostat (2013)
- Replaced HVAC system with Trane XB14 14 SEER 4-ton unit (2012)
- Added insulation in attic (2012)
- Crown molding installed in entire home (2010)
- 2" wood blinds installed in all windows (2010)
- Termite treatment advised per inspection and completed in one spot in front bedroom flooring prior to closing (2010)
- Kitchen cabinetry built on site (per previous owners)
- Garage door replaced (per previous owners)