

Capital Improvements at 2315 Ella Lee Lane
Houston, Texas, 77019

2016

- 3 sets of custom Jeld Wen French doors installed in family room
- 2 custom Jeld Wen windows installed in primary bedroom facing pool
- New stainless-steel refrigerator in guesthouse
- Downstairs completely repainted
- Tall “City Permitted” rear fence replaced and stained

2017**Downstairs Renovation - Entry / Kitchen / Living Room / Dining Room / Bar / Study / Powder Room**

- All rooms below repainted again with “Ella Lee White” once renovation was complete
- Three walls removed and rooms taken back to studs to open the living spaces
- Twin 2 x 12 headers installed spanning new created spaces
- Water PEX pipe, drain lines, electrical, gas lines replaced and rerouted
- 2 headers wrapped with stained oak beams
- Kitchen header covered with cased opening created to match millwork in rest of home
- Wood floors replaced as needed and fully refinished
- New crown, baseboards, and door trim throughout
- Kitchen island reconfigured and 3cm Patagonia granite installed
- New custom double doored walk-in lighted pantry
- Relocated ovens and warming drawer in new custom cabinetry with thoughtful new drawers
- Recessed lighting reconfigured in all the spaces that were renovated
- Lutron Maestro dimmers installed throughout
- Added more subway tile to cover all walls in kitchen and glass cabinet
- New industrial kitchen faucet

Bar

- Farmhouse sink removed and Patagonia granite installed (plumbing capped below)
- Custom side panel installed on lower cabinet consistent with kitchen millwork

Study

- Cabinet raised for additional storage and granite installed
- Doors added to bookshelves at opposite end of study to mirror cabinet height

Powder Room

- Floor replaced with large porcelain Italian tile

2018

- Total home window replacement - Jeld Wen “custom line” wood and clad windows with oversized 1 1/8 putty exterior dividers and traditional interior dividers
- Study palladium window specifically designed to complement design of steel / glass door
- Stairwell west facing window space enlarged to match the height of the front stairwell window (exterior brick work required)
- Interior trim replaced on all windows with same door trim while eliminating all windowsills and creating picture frame effect
- New window coverings required to fit the glass to frame ratio of the new windows-
 - Stairwell windows (2) custom Conrad grass cloth shades
 - Powder room (1) custom Conrad grass cloth shade
 - Family room (2) custom Conrad grass cloth shades

- Guest bedroom (4) custom Shade Shop roller shades
- Third bedroom / bathroom (4) custom Shade Shop grass cloth shades
- Waterline tile in pool replaced
- Tall “City Permitted” side backyard fence replaced and stained
- Two custom steel trellis’ designed and installed
- Entire exterior of home repainted

2019

- Durango custom “no-knob” steel and glass front door installed
- Payless Insulation installed to underside of floor in crawlspace below home
- Guesthouse utility room filled with floor to ceiling built in cabinets
- Top of line turf installed in back and side yard (15-year warranty)
- Driveway fence replaced with modern vertical design board with brick pillars and stained

2020

- Two walls upstairs on landing outside primary bedroom vestibule removed, twin 2 x 12 header installed, then wrapped with same stained oak beams
- All rooms completely repainted including stairwell
- Primary bathroom, guest bath, and third bedroom bath wallpapered with Thibaut iconic wallpapers
- Additional subway tile added to walls in third bedroom bath
- Kitchen glass cabinet doors replaced with stained oak doors with soft close hardware
- Den fireplace was reimagined with new custom mantle and Patagonia granite around firebox
- Payless Insulation added to attic
- Primary bathroom shower floor was replaced with oval mosaic tile
- Bain Ultra tub filler faucet cartridges replaced along with overflow assembly and drainage plumbing

Other Notable Features

- 8 Zone music system
- Mosquito System
- Copper gutters, catch basins, and downspouts

Major Appliance Replacements

- Downstairs Bryant HVAC - 2020
- Upstairs Bryant HVAC - 2017
- Guesthouse Bryant HVAC - 2019
- Twin 50-gallon natural gas water heaters in main house - 2020
- Single electric water heater in guesthouse - 2018
- Three Fisher & Paykel drawer dishwashers in kitchen - 2019
- Two disposals in kitchen - 2019
- Hoshizaki clear ice machine in bar - 2019
- Pool pumps and Polaris - 2017
- Driveway gate opener refurbished and reinstalled in new cement foundation - 2021