

# **18514 Spring Creek Oaks Circle**

## **List of Updates & Upgrades**

**Converted part of the attic into living area (+/- 120 SF) Similar construction as the house with A/C.**

**Central vacuum system.**

**Added a laundry chute.**

**Copper claw foot tub in primary bath.**

**Reverse osmosis water filtration system in kitchen.**

**Farm house style sink in kitchen.**

**Some soft-close drawers in kitchen.**

**Replaced majority of light fixtures.**

**Plantation shutters throughout downstairs.**

**Heavy custom crown moldings & baseboard millwork.**

**Safety vinyl garage tile flooring.**

**Custom stone double fireplace in primary bedroom & adjacent sitting room.**

**Every bedroom has its own private bathroom.**

**Vessel sinks in most bathrooms.**

**Balcony overlooking pool and backyard off of gameroom.**

**Wired for surround sound.**

**Two staircases.**

### **2008 Renovation:**

**Installed the large sliding glass door and arched window in breakfast room.**

**Opened up downstairs floor plan.**

**Rearranged kitchen cabinets & desk area cabinets.**

**Built-in cabinet and storage area in mud room.**

**Installed new SubZero stand alone refrigerator & freezer.**

**Model numbers BI-36R & BI-36L.**

**Installed 4 new 16 seer Trane dual stage AC/gas heater units, all with clean affect electrostatic air filtration system, which has been regularly maintained.**

**Replaced all plumbing fixtures and water valves throughout the house.**

**Installed 3 Rinai Tankless NG hot water heaters. The main water heater provides 9 gallons per minute, the other two are 7 gallons per minute.**

**Had custom cabinets site built in the living room, gameroom, and primary bedroom that offer additional hidden "secret" storage, and a hidden room.**

**Retextured & repainted entire house.**

**Installed new flooring throughout. Including real Teak hardwoods.**

## **2016 Renovation:**

**Reconfigured the kitchen cabinets & island to incorporate 2 Lazy Susans into the corner cabinets, and 2 diagonal top cabinets for more storage.**

**Installed a Viking Commercial 6 burner gas stove and oven with grill & griddle.**

**Installed Viking warmer. Sharp under-counter microwave, Hoshizake commercial ice maker, and Insignia dual zone (red wine / white wine) 44 bottle wine refrigerator.**

**New granite counter tops in kitchen, breakfast room table (which can be negotiated to stay), and all bathrooms.**

**Added new lower cabinets in kitchen with several large drawers for easy access storage, and nice vertical sliding drawer next to oven for convenient pots and pan storage.**

**Installed new double-wide stainless steel Ventahood vent hood above the stove in kitchen, and installed a half sheet of stainless steel behind the stove top for easy cleaning.**

## **Outdoor Improvements:**

**New wrought iron double drive security gate.**

**Driveway was widened, and installed +/- 5000 Square foot of Belgard pavers on the driveway, front parking area, and walkway to front door. (The driveway has accomodated 25 cars, with room for a few more).**

**Installed 8 foot high cedar fence around entire perimeter of the property.**

**Installed 1" thick travertine tile for the entire pool deck and surrounding area.**

**New pool coping, diving rock, and resurfaced pool with Pebble Tec.**

**Installed new LED pool & deck lighting with wireless controller.**

**New pool pump, heater, salt cell, and pool filter.  
Installed retaining wall & flowerbed.**

**Installed (2) VOLT transformer units with LED lighting all the way around the exterior of the house, in the flower beds, retaining wall, and in the pool deck controlled by WiFi pool controller.**

**Stripped and re-painted the front door.**

**Completely re-worked the flowerbeds in front yard, including removal of old landscaping and adding new plants, rocks, fixtures, and mulch.**

**There are 7 Live Oak trees that are trimmed/pruned annually.**

**All Pine trees have been removed.**

**Stripped all old caulking and recaulked all windows.**

**New mail box.**

