

Room Dimensions:

Master:	16 x 12	Laundry Room:	8 x 6
Master Bath:	9 x 7	Kitchen:	13 x 10
Bedroom 1:	14 x 12	Dining Room:	16 x 13
Bedroom 2:	12 x 12	Living Room:	24 x 13
Bedroom 3/Game room:	20 x 10	Sun Room:	20 x 10
Hall Bath:	8 x 7	Office:	12 x 8
		Half Bath:	8 x 6

Improvements done 2019:

New Roof

New AC unit and new duct work

5 ton 16 SEER HVAC

Digital thermostat with switches downstairs & upstairs

Storm resistant framing and sheathing (wind storm certificate available)

New exterior siding

New Spray foam insulation, batt insulation

New storm windows vinyl, argon filled, windows open inward for easy cleaning

Every electrical wire has been replaced

New electrical panel

New lighting fixtures and switches

Upstairs hallway has motion sensor light switch

New PEX water lines and PVC drain lines

New ceramic tile in all wet areas and downstairs office/bedroom

New granite countertops

New carpet in all bedrooms except downstairs office/bedroom

New stainless steel appliances

New cabinets: self-closing doors and drawers

New custom backsplash tile in kitchen

New tiled tub surround in hall bath

New tiled master shower and soaking tub

New tank less water heater

New plumbing fixtures

New bathroom mirrors

New exterior and interior paint

Refinished original hardwood floors and stair treads

New 2 panel doors, and hardware

New custom front door

New attic door

New 6" baseboards

New fireplace mantel

New crown molding in master bedroom

New ceiling fans

New front entry porch

Empty lot next to home is included

All work was completed with City of Beaumont Permits (electrical, plumbing, and structural)