

Improvements and Upgrades

Roof:

New roof	July 2015	\$15,000
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HVAC:

New downstairs Trane A/C Unit	June 2017	\$7,000
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New upstairs Trane A/C unit	April 2018	\$7,000
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New upstairs/downstairs Trane Furnaces	December 2018	\$4,500
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New foil flex ducts in attic	December 2018	\$4,000
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Pool:

New pool filter	January 2020	\$1,000
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New spa light & fixture	September 2021	\$500
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New control valve internals	September 2021	\$150
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Garage Door:

New garage door	August 2017	\$1,100
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Siding:

Exterior sided paint	February 2020	\$2,000
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Interior Upgrades:

New staircase - wood treads, wrought iron spindles, upstairs wood flooring	March 2017	\$15,000
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New shower & vanity upstairs hallway bathroom	June 2020	\$5,000
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New wall, trim, & door paint throughout house	July 2021	\$10,000
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Tile prof. cleaned/painted in kitchen & master bath	July 2021	\$1,000
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New carpet throughout upstairs	September 2021	\$2,700
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New shower tile/glass in primary bathroom	September 2021	\$4,700
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New outdoor sink	September 2021	\$200
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Overall Interior Upgrades:

- Fresh paint throughout
- Upgraded flooring
- Crown molding
- High ceilings

Foyer:

- Engineered hardwood flooring
- Iron railing and wood tread stairs

Study:

- Custom built barn door wall unit with cabinet storage
- Engineered hardwood flooring
- Upgraded ceiling fan

Powder room:

- Mosaic tile wall
- Upgraded pedestal sink
- Updated mirror and light fixture

Dining room:

- Upgraded chandelier — \$1,600
- Custom drapes included

Family room:

- Engineered hardwood flooring
- Gas fireplace with White mantle and travertine tile
- Custom woven wood blinds included
- Custom drapery included
- Upgraded ceiling fan

Breakfast room:

- Custom woven wood blinds included
- Travertine floors
- Custom window cornices
- Built in desk
- Bay window extension

Kitchen:

- Freshly painted white cabinets
- Stainless Steel appliances
- Gas cooktop
- Travertine floors
- Samsung French door refrigerator included
- Walk-in pantry
- Desk nook

Laundry room:

- Large space with room for counter space or 2nd refrigerator
- Travertine floor
- Custom dog gate
- Wall cabinets & hanging rod
- Washer & dryer included

Primary bedroom:

Engineered hardwood flooring
Plantation Shutters
Upgraded ceiling fan
Tray ceiling
Fresh paint
Bay window extension

Primary bathroom:

New subway/marble tile shower with glass surround
Upgraded light fixtures
Linen closet
Double sinks
Knee space
Jetted soaking tub

Primary closet:

Engineered hardwood flooring
Expanded hanging space

Upstairs hall:

Engineered hardwood flooring
Iron railing/spindles

Game room:

Plantation shutters
New carpet
Fresh paint
Upgraded ceiling fan
Solid core door

Texas basement (walk-in attic):

Plywood floor
Oversized space for extra storage room

Upstairs Hallway Secondary Bathroom 1 (top of stairs by game room):

Completely renovated
New paint, cabinet, counter, lighting, tile floor, walk-in shower with accent tile, soap box and glass door

Secondary Bedroom 1 (top of stairs on left):

Plantation shutters
New carpet
Fresh paint
Upgraded ceiling fan
Large walk-in closet

Secondary Bedroom 2 (right hand side when walking towards rooms):

Plantation shutters
New carpet
Fresh paint
Upgraded ceiling fan
Large walk-in closet

Secondary Bathroom 2 (Jack & Jill) between Bedroom 2 and 3:

Travertine floors
Freshly painted

Secondary Bedroom 3 (left hand side when walking towards rooms):

Plantation shutters
Drapery included
New carpet
Fresh paint
Upgraded ceiling fan

Garage:

Oversized 3 car tandem garage
Epoxy flooring
Wall shelving for storage

Backyard:

Pool:

Custom pool by Cypress Custom Pools
Extensive flagstone coping and trim
Gunitite with PebbleTech plaster
Heated pool
Spa with flagstone overflow waterfall into pool
Slide (removable if desired)
Bubbler and mister water features
Flagstone deck accents

Patio:

Large, covered patio with vaulted ceiling
Dual ceiling fans
Can lighting
Built-in counter with sink
Refrigerator and storage
Tile-top bar
TV and stereo enclosure
Spacious grass area
Sprinkler system
Fenced yard on golf course and preserve area