

# IMPROVEMENTS + UPGRADES

COMPLETELY REMODELED HOME AND HAS PICTURES OF REMODEL FOR NEXT OWNERS + MANY MATERIALS THAT WOULD MAKE THIS HOME A HANDYMAN'S DREAM!

CREATED WORKSHOP CONNECTING THE GARAGE AND HOME WITH SECURITY HUB AND HORIZONTAL SLIDING WINDOW

ADDED A WATER SOFTENING SYSTEM (\$7K)

COMPLETELY REWIRED HOME AND ADDED SECURITY CAMERAS ALL AROUND HOME

REPLACED 13 WINDOWS WITH DOUBLE STRENGTH, DOUBLE PANE, ARGON GLASS FILLED WINDOWS (\$450/EACH)

ADDED LED LIGHTS ON ALL 4 SIDES OF HOUSE PLUS ONE ON WELL HOUSE

ADDED ALL NEW, MATCHING ANTIQUE DOORS

REDID BATHROOMS WITH NEW TILE WORK AND ADDED A CAST IRON PORCELAIN TUB TO PRIMARY BATH

REDID KITCHEN AND ADDED DOUBLE WIDE TILE BAR TOP CONNECTING KITCHEN TO LIVING

ADDITIONAL INSULATION IN ATTIC WALLS MAKE HOME VERY EASY TO HEAT AND COOL

ADDED TONS OF GREAT LANDSCAPING AND PLANTS 4 FIG TREES, 3 PECAN, PEACH, PEAR, GINGER + MORE!

# 4302 ELM GROVE RD

## ABOUT THE LOCATION

PROJECT UNDERWAY TO WIDEN U.S. 59 AND ADD A THIRD LANE ALL THE WAY TO WHARTON COUNTY IMPROVING TRAFFIC AND MAKING AREA MORE DESIRABLE WITH LOTS OF UPCOMING COMMUNITY PLANS FOR THE AREA.

## APPLIANCES + UTILITIES

3 YEAR OLD ROOF WITH 25 YEAR SHINGLES

WINDOW UNITS HEAT AND COOL  
~5 YEARS OLD

NEW PLUMBING EXCEPT SEPTIC,  
WHICH WAS CLEANED OUT 5 YEARS AGO

30 GALLON ELECTRIC HOT WATER HEATER IN HOUSE BELOW STAIRS ~3 YEARS OLD

140 FOOT WATER WELL WITH NEW PUMP  
*NO WATER BILLS!*

APPLIANCES STAYING WITH HOME:  
3 YEAR OLD WASHER/DRYER IN WORKSHOP  
LIKE NEW PROPANE FREE-STANDING RANGE  
LIKE NEW TWO DOOR REFRIGERATOR

PROPERTY COMES WITH 500 GALLON PROPANE TANK THAT'S STILL ~60% FULL  
*NO GAS BILLS!*

