

## 1323 Bastrop Glen - upgrades

### Exterior

- Hurricane Protection
  - Front shutters are operable
  - Downstairs - Aluminum slats that screw into brick
  - Upstairs on sides and windows above porch - hurricane fabric
- Front:
  - 3-car driveway
  - Paver Pad and side landscaping added for trash and recycle
  - 2 Savannah Holly Trees in landscape island
  - Extended front porch
  - Cedar porch ceiling
  - Pendant Porch light
- Back
  - Pool
  - Oversized palapa
  - Porch - extended depth and cedar tongue and groove ceiling
  - 8' Costa Rican Guanacaste Table
  - Extensive landscaping

### Interior

- Hardwood (Hickory Flooring) throughout main floor rooms and stairwell
- Tile in all bathrooms, laundry room, kitchen, foyer
- Cat5 cable connections throughout the house
- 8' doors on main floor
- Water has Pex manifold
- 2 HVACs, one was replaced in 2021
- 2 water heaters
- Additional blown insulation in attics. 2 attics accessible by doors. 1 attic accessible by dropdown stairs.
- Downstairs
  - Kitchen
    - Additional shelves in pantry
    - Upgraded island bar with wood paneling
    - Upgraded appliances

- Aftermarket lighting
  - Switch operated outlet for lighting above cabinets
  - Undercabinet lighting
- Dining
  - Chandelier
  - Stone wall
- Office (possible 5th bedroom)
  - Custom built in cabinets with file drawers below, granite countertop and upper cabinets with shelves
  - Added closet with custom shelving
  - wine refrigerator
- Laundry Room
  - Additional cabinets and shelving
  - Water connection for 2nd refrigerator
- Primary Bedroom w Ensuite
  - Floor to ceiling bookshelf
  - 2 sinks - tall countertops
  - Frameless shower door
  - Additional shelves for shoes, etc in large primary closet
  - Levelor Blackout shades
- Main living room
  - Stone fireplace
  - 18' ceiling
- Upstairs
  - Upgraded railing on stairs
  - Game Room
    - Added storage drawers for movies and games
  - Bed 1 Closet
    - Added additional shelf above standard shelf.
    - Expanded to include deep shelving for more storage
  - Bed 2 Closet
    - Added additional shelf above standard shelf. Has access to large storage closet perfect for seasonal decorations
  - Bed 3
    - Added additional floor to ceiling shelving. Added additional shelf above standard shelf.
    - Upgraded to add 3rd full bathroom. A

- Bathroom 3
    - Added frameless glass door and chandelier.
  - Bathroom 2
    - Upgrade with 2 sinks and full-sized shower
- Garage
  - 3-car
  - 2-car bay was extended 2 additional feet
  - garage floor is coated with epoxy