

## 6203 Cash Oaks Remodel

- Entire house repainted
- Entire first floor doors solid knotty pine
- Entire first floor base molding knotty pine
- Front & back doors
  - Knotty Alder 2 panel arch top door with Speakeasy & Clavos
  - Knotty Alder 2 panel arch top door
- Master bathroom
  - Roman walk-in shower
  - Delta faucet shower head stainless, delta faucet non-thermostatic value stainless, delta faucet rough in valve part (rough brass), rain showerhead
- Floor:
  - Tile is grey Quartz tile
- Kitchen:
  - LED undercabinet lighting
  - all drawers and doors are Euro hinge and soft close feature
  - full extension with drawer glide
  - entire kitchen is made from solid birch
  - adjustable shelves
  - built in trash cabinet, bakery pan cabinet, lazy suzy, and spice cabinet
  - entire island boasts additional storage
  - lighted glass cabinet
  - undermount sink and dishwasher in island
  - Arizona tile island Sandalus Satin quartz counter top
  - Arizona tile back counter top Metropolis Grey
- Stairs
  - Live edge cedar on tread
  - Rebar with cedar bevel handrail
  - Mexican tile on rise
  - Live edge on cedar trim
- Laundry Room
  - Knotty Red Alder countertop and red alder shelving
  - ladder rack for drying clothes
  - solid birch wood cabinets
  - sink is Elklay undermount sink with chrome Moen one touch
- Fireplace:
  - Real chestnut Flagstone installed in fireplace and on floor
  - Solid Cedar Mantel and live edge Cedar
- Garage:
  - 50 amp plug for generator
- Note: Leaving behind additional live edge cedar, cedar mantel, fireplace stone, master bath tile, and paint.
- Pool (Various from Aug. 2020 – March 2022)
  - 2 Aerators/Air Blowers repalced
  - Replaced 3 fountain lights, pool light, and spa light
  - 1 pump housing replaced for pool motor
  - Hayward heater recently serviced and working very well
  - All jets adjusted to maximize water flow
- Pergola, Patio & Outdoor Shower (April 2021)

- 4 inch slab, 35ft long by around 18ft wide, with metal reinforcement. 5 year warranty from contractor
- Added garbage & recycling cement pad.
- 12 post and beam metal bracket pergola with gussets bolted into concrete.
- 2 bar counters along rear.
- Blue sunshade and cedar privacy wall.
- Full misting system built into pergola.
- 2 rotating fans for the hot summer days.
- Outdoor shower with privacy wall
- 8 strings of patio lights.
- Note: leaving around \$2,000 worth of patio bricks and landscaping stone for additional improvements if desired.
- Landscaping:
  - Cleaned and trimmed trees surrounding property. Won't need to be done for another couple years.
  - Logged 14 overhanging trees on property to minimize risk over house and pool and to reduce pool maintenance.
  - Flood plane district planted \$65,000 worth of new trees behind and to the side of property.
  - Planted 19 shrubs along back fence for privacy
  - Planted 600,000 Texas wild flower seeds beside and behind the house. Some wildflower strains showed this year, should see incredible results over next 2-3 years as flower reseed.
  - Planted \$2,000 worth of tropical in front and back
  - Repaired and improved 5 zone irrigation system. Drip irrigation system installed for back shrubs.