

2705 FM 390 E Improvements

Exterior

- Metal Roof
- Replaced all windows
- Installed French doors in primary bedroom
- Fresh exterior paint
- Replaced all gutters
- Replaced all light fixtures
- Built crushed granite courtyard
- Added enclosed garden
- New 18'x36' pole barn
- New woven fencing around the 3 acres surrounding the house
- New electric fence surrounding front 1.5 acre pasture
- Installed automatic entry gate
- Planted 1.5 acre orchard with peach, pear, fig and jujube trees
 - Water tap installed, currently capped
- Freshly painted fencing
- Rebuilt workshop/storage barn
- Built chicken run and coop
- New gravel driveway
- Installed garage window unit

Interior

- Complete bathroom remodel, both bathrooms
 - Level 1 bathroom shower glass pending install
- Complete kitchen remodel
 - Installed apron front, farm house sink
 - Replaced all countertops
 - New upper cabinets and drawers
 - New gas range
 - Installed coffee bar with cabinets and drawers
 - Built in pantry with antique, glass window door
- Expanded laundry room
 - Installed counter top and cabinets
 - Added shiplap
- Fresh paint throughout
- Installed new light fixtures and fans throughout
- Replaced all flooring on 2nd and 3rd floors
- Shiplap installed
- New sliding barn doors
- Replaced stair treads
- Replaced attic ladder

Infrastructure

- PEX plumbing installed throughout
- New water heater
- Spray foam insulation installed
- New ductwork
- Replaced HVAC main unit
- Replaced main electrical panel
- New water heater
- Installed water filtration system with water softener
- Added whole home dehumidifier
- *Never lost power during single-digit freeze of winter 2021*
- Remaining appliances:
 - Gas range
 - French door kitchen refrigerator
 - Dish washer
 - Front load washer and dryer
 - Garage refrigerator

Items willing to sell

- Tractor
- Trailer
- Zero-turn mower
- Chickens