

69 NORTH BAY BOULEVARD RENOVATION & UPGRADE SUMMARY

ROOM	ITEM	DESCRIPTION
CONSTRUCTION GENERAL	Wood Floors	Refinish Downstairs Wood Floors, Add new treads and wood floors in garage, to match main house
	Wood Floors	tread demo & Installation
FRONT PORCH	Added Gas Lines	
FOYER	Ceiling Light Fixture	Needles Hang Light Fixture
	Door Chime Trim	NuTone Eight Note Front Door, Two Note Second Door, and Single Note Third Door Recessed Door Chime
	Stone Flooring - Material	Antique Reclaimed Dalles Gris Limestone
STAIRWELL	Ceiling Light Fixture	Tirrell Medium Chandelier
FORMAL DINING	Wallcovering - Material	Glam Grass II
	Wallcovering - Labor	Prep walls and Install Glam Grass II - Cosmopolitan Grey
	Window Shades (Blackout) - Labor	Flat Roman Shades with Blackout Liner
	Window Shades - Material	Madison White Linen
	Ceiling Light Fixture	Mazarine Hang Light Fixture
BUTLER'S PANTRY	Beverage Center	24 Inch Wide 147 Can Capacity Beverage Cooler with LED lighting, Door Alarm, Touch Control Panel and Lockable Right Hinged Door

		Antique Sheet Mirror (Fabrication & Installation)	Antique Mirror for Backsplash - Material only, LSID covering labor to install
		Cabinet Hardware - Knobs	Glendon Knobs - 1-1/4" Size
		Cabinet Hardware - Pulls	Westwood Pull - 4"
		Cabinet Hardware - 12" Appliance Pull (Bev Center Only)	Westwood Appliance Pull - 12" Size
	NEW COAT CLOSET	Antique Sheet Mirror Inserts - Doors	Antique Sheet Mirror Inserts - Material Only, LSID covering labor to install
	FORMAL POWDER	Wallcovering - Material	Lily Stripe Wallpaper
		Wallcovering - Labor	Prep walls and Install Wallpaper above Wainscot
		Ceiling Light Fixture	Randolf Large Flush Mount (includes bulbs)
		Ceiling Light Fixture - Lightbulbs	Lightbulbs
		Decorative P-Trap/Supply Lines	Decorative Ptrap & Supply Lines
		Sconces	Vendome Single Sconce (includes 1 LED bulb/sconce)
		Sconces - Lightbulbs	Lightbulbs
		Commode	Antique 1870's Gustavian Style Commode with Fluted Detail
	KITCHEN	Microwave Drawer	24 Inch Wide 1.2 Cu. Ft. 950 Watt Built-In Micro Drawer® Microwave
		Backsplash Tile - Material	Calacatta Gold Skinny Herringbone Mosaic
		Cabinet Hardware - Knobs	Glendon Knobs - 1-1/4" Size
		Cabinet Hardware - Pulls	Westwood Pull - 6"
		Cabinet Hardware - Pulls	Westwood Pull - 4"
		Ceiling Light Fixture	Launceton Ring Chandelier

	LIVING ROOM	Fireplace Surround - Material	Calacatta Ponoazzo 2cm, Polished
		Fireplace Screen	Gita Large Fireplace Screen
		Bench Cushions - Labor	Two custom bench cushions, knife edge, Upholstered with Zippers in Schumacher Lolland Linen Stripe
		Bench Cushions - Fabric	Lolland Linen Stripe
		Chandelier	Saxon Chandelier, Silver/Gold
	BACK PORCH	Electric Lanterns	French Quarter 24" on Yoke Small Bracket in Electric
		Olive Tree	Arbequina Olive Tree - 4' tall
	MUD SPACE	Cabinet Mesh	Kent Design MJ09 3/8" Double Flat Single Crimped Wire Grille 18" x 48"
		Cabinet Hardware - Knobs	Glendon Knobs - 1-1/4" Size
		Bench Cushion - Labor	One custom bench cushions, knife edge, Upholstered with Zipper in Kravet Basics, Ticking Stripe #35374-11
		Bench Cushion - Fabric	Kravet Basics Ticking Stripe
		Bench Cushion - Cord	Samuel & Sons Oberon Woven 1/8" Cord
	LAUNDRY ROOM	Decorative Light Fixtures	Metallic Banded Drum Flush Mount - 3 Light
		Cabinet Hardware - Knobs	Glendon Knobs - 1-1/4" Size
		Cabinet Hardware - Pulls	Westwood Pull - 6"
		Cabinet Hardware - Pulls	Westwood Pull - 8"

	PRIMARY BEDROOM	Ceiling Light Fixture	Vivian Large One Tier Chandelier (includes bulbs)	
		Ceiling Light Fixture - Lightbulbs	Chandelier - Lightbulbs	
		Wallcovering - Material	Solstice Silk Wallcovering	
		Wallcovering - Labor	Prep walls and Install Glam Grass II - Cosmopolitan Grey	
	PRIMARY BATHROOM	Decorative Light Fixtures - Sconces	Ruhlman Single Sconces (includes bulbs)	
		Decorative Light Fixtures - Lightbulbs	Lightbulbs for sconces	
		Wallcovering - Labor	Install Wallpaper in Main Bathroom	
		Wallcovering - Material	Foile Tivoli / 11 yards per roll	
		Wallcovering - Material (JC)	Foile Tivoli / 11 yards per roll	
		Frameless Glass Shower Surround		
	STUDIO APT	Appliance - Under Counter Ref/ Frz	KitchenAid 24" Ref/Frz Drawers, Panel Ready	
		Appliance - Under Counter DW	Fisher Paykel Panel Ready Dishwasher	
		Decorative Light Fixture	Drexel Chandelier	
		Cabinet Hardware - Knobs	Sandcast Bronze Rustic Modern Round Knob 1-3/8" size	
		Cabinet Hardware - Appliance Pulls	Sandcast Bronze Rustic Modern Rectangular Appliance Pull - 12" Long	
		Cabinet Hardware - Pulls	Sandcast Bronze Rustic Modern Rectangular Pull -12" CTC	
		Cabinet Hardware - Pulls	Sandcast Bronze Rustic Modern Rectangular Pull - 6" CTC	
		Transome Windows		
		Wood Tread on Stairs		
		Window Coverings in Stairwell		

2nd FLOOR OFFICE	Cabinet Hardware - Pulls	Ribbon & Reed Fixed Pull - Estate - 10"	
	Chandelier	Kelley Large Chandelier (includes bulbs)	
	Chandelier - Lightbulbs	Chandelier - Lightbulbs	
UPSTAIRS PORCH	Gas Line		
BED/BATH #2	Decorative Light Fixture	Echelon Pendant 30"	
	Draperies - Labor	Two Panels, Blackout Lined & Interlined - Bronze Hardware, Elbow Rods & Metal Wands	
	Draperies - Fabric	Domestic Affair	
BED/BATH #3	Decorative Light Fixture	Morris Large Lantern (includes bulbs)	
	Decorative Light Fixture - Lightbulbs	Lightbulbs	
	Draperies - Labor	Four Panels, Blackout Lined & Interlined - Bronze Hardware, Elbow Rods & Corner, Metal Wands	
	Draperies - Fabric	Domestic Affair	
ROOF	Airhawk		
SMART HOME UPGRAD	HVAC		
	Security cameras / door bell camera		
	All LED color changing / mood selection lighting		
MISC	Entire interior paint Farrow & Ball	See Paint Schedule	

	EXTERIOR	update recessed cans		
		add gas lighting to front porches		
		repaint decks		
		add decorative lighting to front columns of home		
	INTERIOR - MAIN HOUS	Update kitchen & butler's pantry countertops and backsplash		
		Edit some of the kitchen cabinets to add a trash pull out and microwave drawer		
		Demo part of pantry for new coat closet		
		New millwork around elevator doors and interior cab of elevator		
		Install new light fixtures throughout home (including capping some redundant sconces and cans)		
		Repaint interior rooms (possibly all, including trim)		
		Demo fireplace tile surround; replace with slab		
		Rehab butler's pantry to include a bev center		
		Rehab wood floors		
		New millwork in upstairs study, including a hidden door to bath.		
	STUDIO APARTMENT	Add clearstory windows to main room, from hallway (client request)		
		Remove existing laminate flooring, replace with wood floors to match rest of home. Possibly replace stair treads, or rehab to match main home's flooring (they look like a different wood species to me.)		
		New kitchenette/millwork		
	ELECTRICAL	5 Landscaping Up-Lights (3 pole mounted, 2 brick mounted)		
		New Undercabinet Lighting		
		Remove and replace outlet and switch coverplates		

		Install Dimmer Switches Throughout		
		Uninstall Light Fixtures and Install New Light Fixtures		
		Uninstall Recessed Cans and Install New LED Recessed Cans		
	PLUMBING	Install gas piping for 2 Gas Lamps		
		Install 2 gas lamps		
		Install chrome bottle trap at powder room		
	SHEETROCK	New wall covering brick under stairs		
		patch all drywall for relocated/ deleted light fixtures		
		patch drywall for new garage windows		
		Patch drywall at all deleted Library wainscotting		
		Patch drywall at all demoed backsplash locations		
	DEMOLITION	Library - Built-Ins, Benches, Wainscotting, Crown, Door Trim		
		Butlers Pantry, center drawer cabinet		
		Pantry - Shelves, Baseboard, Electrical, Drywall, Frame		
		Kitchen - Backsplash, Trash bin cabinet, Countertops		
		Living Room - tile Fireplace Surround, Secretary's Desk		
		Garage Apt - Cabinets Drawers and Door Fronts, countertops		
		Garage Apt - Murphy Bed, Baseboards, Drywall, Frame (windows)		
		Master Bath - Glass Block, Mirrors, Vanity Fixtures		
		Tech - 2 Porch Speakers, 2 Flat screen TVs (protected for reinstall)		
	EXTERIOR	Powerwash House		

		Paint Decks to match existing color		
	CARPENTRY	Library - Built-ins with secret door (modifying door latch), New Trim		
		Pantry - New shelves, baseboard, quarter-round		
		Coat Closet - 1 rod 1 shelf, baseboard, shoemold, door, trim		
		Kitchen - trash bin, beverage center		
		Living Room - Fireplace surround trim, Locker by utility		
		Stairwell - New wood panel at demoed light fixture under stairs		
		Garage - L shaped cabinet peninsula, new doors and drawer fronts		
		Garage - New cabinet in corner of room, baseboards, shoemold		
		Garage - Trim bath cabinet, bathroom baseboards, window trim		
	FRAMING	brick wall cover, new closet door, garage windows, Pantry wall		
	NON-CAESAR STONE	New garage granite countertops and backsplash		
		Kitchen backsplash, beverage center backsplash, fireplace surround		
	CAESAR STONE	Kitchen counters, Island, Beverage Center		
	PRIMARY BATH	Frameless Glass Shower enclosure with Chrome finished fittings		
		replace damaged tiles, 3 new mirrors with trim		

	INTERIOR PAINT	Paint all walls, ceilings, cabinets, trim with 2 coats of paint		
		protection included for windows, floors, stairs		
		Walls excluded from scope - master, dining, powder		
	WINE NOOK	Demo and haul-off Brick wall under stairs		
		Demo & Floor Leveling		
		Wine Cabinet Reinstallation		
		Hardy Backer Floor Prep		
		Tile labor - Wine Nook Floor		
	COAT CLOSET	Upgrade to double doors with panel insert		
		Upgrade from 1 rod 1 shelf to current millwork drawings		
		additional Caesar stone countertop		
	KITCHEN ISLAND	Addition of Microwave Bay		
		Delete Existing Drawers and Change to Fixed Panels		
		Add operational drawer beneath microwave		
	MUD SPACE	Upgrade to White Oak Bench Lid on a hinge with a special finish		
		Shelving modifications and upgraded doors for mesh inserts		
	GARAGE	Demolition of existing cabinet box and haul off		
		New Cabinet box across sink wall		
		Upgrade corner cabinets per current millwork drawings		
		Upgrade granite to caesar stone		
	ELECTRICAL	Relocate outlet, add light, and switch in coat closet hallway		

69 N BAY BLVD PAINT SCHEDULE

LOCATION	WALL COLOR	TRIM & CEILING	CABINET
FOYER	F&B Ammonite	F&B All White	
STAIRWELL - UNDER STAIRS	Accent Wall - F&B Inchyra Blue Other Walls - F&B Ammonite	F&B All White	F&B All White
STAIRWELL - ABOVE STAIRS	F&B Ammonite	F&B All White	
FORMAL DINING		F&B All White	
BUTLER'S PANTRY	F&B Ammonite	F&B All White	F&B Ammonite & I
COAT CLOSET	F&B Ammonite	F&B All White	F&B Ammonite
HALLWAY	F&B Ammonite	F&B All White	
FORMAL POWDER		F&B All White	
KITCHEN	F&B Ammonite	F&B All White	F&B Skylight
PANTRY	F&B Ammonite	F&B All White	F&B All White
FAMILY ROOM	F&B Ammonite	F&B All White	F&B All White
SIDE ENTRY	F&B Ammonite	F&B All White	F&B Inchyra Blue
LAUNDRY ROOM	F&B All White	F&B All White	F&B Inchyra Blue
MAIN BEDROOM		F&B All White	
MAIN BATHROOM		F&B All White	F&B All White
MAIN BATHROOM - WC	F&B Ammonite	F&B All White	F&B All White
MAIN CLOSET	F&B Ammonite	F&B All White	F&B All White
GARAGE	F&B All White	F&B All White	
GARAGE LOFT STAIRWELL	F&B Ammonite	F&B All White	
GARAGE LOFT	F&B Ammonite	F&B All White	
GARAGE LOFT - KITCHEN C			BM 2116-20 Vintage Wine
GARAGE LOFT BATHROOM	F&B Ammonite	F&B All White	F&B All White
CIARA'S OFFICE	F&B Ammonite	F&B All White	F&B Charleston Gr
BEDROOM #2	F&B Ammonite	F&B All White	
BATHROOM #2	F&B Ammonite	F&B All White	F&B All White
CLOSET #2	F&B Ammonite	F&B All White	F&B All White
UPSTAIRS HALL	F&B Ammonite	F&B All White	F&B All White
BEDROOM #3	F&B Ammonite	F&B All White	
BATHROOM #3	F&B Ammonite	F&B All White	F&B All White
CLOSET #3	F&B Ammonite	F&B All White	F&B All White
FRONT PORCH DECKING	TBD		
BACK PORCH DECKING	TBD		
UPSATIRS PORCH DECKING	TBD		

SELLER'S HIGHLIGHTS

69 NORTH BAY BOULEVARD, THE WOODLANDS, TX 77380

"CORNER LOCATION – GREAT LIGHT"

"LAYOUT – 3 LIVING AREAS"

"OVERSIZED GARAGE"

"4 PORCHES THAT ARE EASILY ACCESSIBLE"

"LOCATION RELATIVE TO DOWNTOWN"

"NEIGHBORHOOD"

"LOW MAINTENANCE"

"ELEVATOR"

"SONOS WIRELESS SPEAKERS"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

69 NORTH BAY BOULEVARD, THE WOODLANDS, TX 77380

MONTH	YEAR	ELECTRIC	WATER
AVG	2021	\$250	\$45

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$295

ALL NUMBERS ARE PROVIDED BY SELLER AS A
COURTESY FOR ANY POTENTIAL BUYER AND NOT
VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S FAVORITE FEATURES

69 NORTH BAY BOULEVARD, THE WOODLANDS, TX 77380

1.	BUILT-IN GRILL
2.	ACCESS TO BACK PORCH FROM PRIMARY BEDROOM
3.	PRIVATELY ACCESSED STUDIO APARTMENT FLEXIBLE SPACE - BEDROOM WITH FULL BATH AND FULL KITCHEN / OFFICE / GAME ROOM / CASUAL ENTERTAINING
4.	OUTDOOR LIVING - COFFEE PORCH - OUTDOOR DINING - FRONT PORCH - UPSTAIRS BALCONY
5.	INSTALLED GAS LINES FOR LANTERNS ON PORCH
6.	CORNER LOT, 4TH OF JULY FIREWORKS VIEWING, ELEVATED FROM STREET LEVEL - PRIVACY
7.	FULLY UPDATED, SOFT PALETTE, EXQUISITE WINDOW & WALL COVERINGS
8.	TANKLESS WATER HEATER
9.	WINE CELLAR
10.	COAT CLOSET / DROP SPACE
11.	LARGE PRIMARY CLOSET
12.	2021 ELEVATOR
13.	SERVICE BAR W/ COUNTER WINE REFRIGERATOR & WALK-IN PANTRY