

# 1107 White Cap

## Surfside Beach, TX 77541

**NOTE:** 3/4 of the house was a gutted and empty shell when purchased in December of 2021, all repairs and upgrades done in 2022, unless specified.

### **Exterior:**

New Roof December 2021 - WPI-8  
New under House insulation  
New James Hardie Concrete Sheeting Under House  
New Lighting and Electrical Outlets Under House  
New Stair Risers  
New Stair and Deck Spindles  
Recently Stained Deck and Stair Treads  
Recently Painted Exterior Trim  
New Structural Bolts Under Deck  
Newly Painted/Sealed Under house Concrete

### **Mechanicals:**

New A/C - 2021 (with receipt, in home at purchase)  
A/C Service June 2022  
New On-Demand Tankless Hot Water Heater  
New Pex Water Supply Lines Throughout

### **Interior:**

New Hardware Through Out  
Sanded and Refinished all Hardwood Floors  
All New Light Fixtures Throughout  
New Trim Throughout  
New Paint Throughout  
New Beds, Soft Goods in Both Bedrooms  
New Furniture in Living Room

### **Bathroom:**

New Water Proof LVP Flooring in Bathroom  
Newer/Updated Acrylic Tub/Shower (in home at purchase)  
Newer/Updated Toilet (in home at purchase)  
Newer/Updated Vanity/Sink/Faucet (in home at purchase)  
Newer Linen Closet (in home at purchase)  
Newer Storage Cabinet (in home at purchase)

**East Bedroom:**

Insulated Walls  
Insulated Ceiling  
Drywalled Walls  
Drywalled Ceiling  
New Custom Barn Door  
New Closet Door  
New Entry to Bathroom Door from Bedroom

**West Bedroom:**

New Custom Barn Door  
New Closet Door  
New Entry to Bathroom Door from Bedroom

**Living Room:**

Insulated Walls  
Insulated Ceiling  
Installed Wood Tongue and Groove Ceiling  
Installed Tongue and Groove Accent Wall

**Kitchen/Dining Room:**

Insulated Walls  
Insulated Ceiling  
Installed Wood Tongue and Groove Ceiling  
New Cabinets With Upgraded Open Wine Rack  
New Granite Counter Tops  
New Granite Composite Sink  
New Kitchen Faucet with Sprayer  
New Refrigerator  
New Dishwasher  
New Combo Washer/Dryer  
New Peninsula  
Custom Barn Door on Peninsula  
Custom Decorative Wainscot on Island  
Ceramic Subway Tile Backsplash