

*1614 Ranier – Deer Park, TX
Added Features / Remodel / Repairs*

Purchased Home in 2015

Remodeled entire property, 2015, including but not limited to:

Exterior:

- Replace all windows and doors with high efficiency double glass.
 - Low E tilt-in lower panels with built in screens.
 - High security exterior dead bolts and latch sets.
- Insulated exterior walls (hot walls) of garage.
- Repaint all exterior and interior.
- New roof on house and utility storage building in 2019.
- Added gas line to back patio for outdoor grill.
- Insulation & Beaded board ceiling of back porch cathedral ceiling canopy.
- Added electrical receptacles for exterior Christmas lights in soffits at front and back porches.
- Extended driveway each side for better parking access.

Garage:

- New insulated garage overhead door with metal covering inside and out.
 - New overhead door opener
 - Overhead door opener keypad outside on door frame
- Professional grade epoxy floor coating in garage.
- New Commercial plastic laminate cabinet in Garage.

Landscaping:

- All new wood fence and gates.
- Extensive professional landscaping with rock drainage and crushed granite walk ways areas.
- Water fountains front and back yards.
- New drainage system in back yard to front curb.
- Professional landscape sprinkler systems with programmable control panel.
 - Wi-Fi Capable
- Replaced wind storm damaged tree with huge Magnolia in back yard in 2019.
- Separate Meter for Landscaping (No sewer or Trash fees)

Interior:

- General:
 - Added 12 inches of insulation over existing insulation in attic.
 - Replace complete HVAC system including ducts.
 - High efficiency Lennox with three speed compressor & fans
 - Thermostatically controlled Damper for Master Bedroom
 - Wi-Fi accessible programmable thermostat.
 - White Plantation Shutters on all window and doors with glass.
 - Replace water heater (50 gallon gas)
 - Added slave water heater in series (50 gallon electric)
- A/V:

- Added Reeded glass door inserts to lower cabinet doors of large A/V built-in entertainment center in Living Room.
- Wired both bedrooms, kitchen, dining, living, secondary bedrooms and back porch for TV Cable or Satellite connections.
 - Central connection in attic.
 - A/V Stereo speakers in every room except secondary bathroom.
 - A/V speakers in garage and back patio.
 - Separate speaker volume controls in every room, garage, and patio.
- Counter tops:
 - New high grade granite on kitchen cabinets, island (increased Island size) and bathrooms.
- Kitchen & Appliances:
 - New Free Standing GE Café' Range/Oven in kitchen. (gas cook top & electric oven)
 - New vent hood over stove.
 - Added Reeded glass inserts to set of doors in kitchen cabinets.
 - Added under counter ice maker opening & connections in kitchen cabinets. (Ice Maker not included)
 - New GE Café microwave convection oven.
- Utility Room:
 - New commercial plastic laminate cabinets in utility room (wall and above washer/dryer/extra refrigerator)
- Coat Closet:
 - New commercial plastic laminate cabinets, shelves and hanging area in coat closet with drawers for storage.
- Light Fixtures/Ceiling Fans:
 - Replace all recessed light fixtures with LED Fixtures.
 - Added dimmers to all light fixtures.
 - Added new LED recessed light in all rooms (bedrooms, dining, master bedroom).
 - Separate switch for reading lights above Master Bedroom bed.
 - Replaced all chandeliers. (All stay)
 - New bath light fixtures.
 - Added large florescent lights in Garage.
 - New remote controlled high grade ceiling fans living room, front dining room, secondary bedrooms, garage, and back porch.
- Replace fire place gas logs.
 - Refaced front of fireplace and hearth area of floor with custom glass tile.
- Décor Tile:
 - New subway tile back splash in kitchen.
 - New subway tile on front of high bar counters wall to kitchen.
- Master Bath:
 - Complete remodel of Master Bath:
 - New stylish free standing bath tub.
 - White Subway tile at tub surrounding walls.
 - New glass wall & door with white subway tile shower walls & floor.
 - New bathroom cabinets and doors.

- Repurposed office off master bedroom to large walk-in closet with mirror double doors.
 - Commercial grade plastic laminate hanging fixtures, chest of drawers, shoe racks and desk (with drawers).
- New pulls & knobs all cabinet door and drawers.
- New toilets both bathrooms
- New painted cabinets above toilets (both baths) with Reeded glass door inserts.
- All new plumbing fixtures, faucets, and sinks (both bathrooms and kitchen).
- Replaced all flooring, except tile in Kitchen, Breakfast, Utility, and Secondary Bathroom with glue down engineered Wood Floor.
- Added double doors to dining from foyer.