

## **4011 Aberdeen Way**

### **2016 Remodel**

- 4011 Aberdeen recognized as 2017 Texas Association of Builders STAR Finalist Remodel, by Ashwood Designs and Custom Homes
- Home remodel down to the studs with Craftsman style Hardie Plank Artisan siding with alternating reveal, cedar shakes and cedar posts. Redesign includes 12 custom Jeld-Wen wood windows (entire front of home and four floor to ceiling in back), Craftsman style fireplace in sitting area and Craftsman style fireplace and cabinets in living room.
- Custom Double Entry Iron Doors by Monterrey Rail
  - Windows open by inside latches with Spanish influenced metal view
- Custom Porch Iron Railing (front and back) by Monterrey Rail
- Exterior Paint in 2016 (Sherwin Williams Uncertain Gray, Snowbound, Caviar Black)

#### **Sitting Room and Living Room (2016 remodel)**

- Remodeled Craftsman style fireplaces, mantel and cabinets
- Ceiling speakers in first level and pre-wired in Master Bedroom

#### **Backyard / Garage / Attic (2016 remodel)**

- Deck with Cedar Pergola (approx 16x21)
- Dog Run
- Realturf artificial turf installed on the two side yards of the home (approx 50x10 / 43x6)
- Install Trellis/ Privacy Screen near Kitchen
- Mosquito System
- Installed an above Garage storage space
- Under Roof Lighting - electrical outlets pre-wired/placed in Attic for future soffit lighting

#### **Interior**

- Sealed Travertine and Brazilian Cherry Hardwood floors throughout
- Motorized remote blinds throughout (Install 2017)
- New paint in 2017: Sherwin Williams Dovetail (Master Bedroom), Dorian Gray (Common Areas), Mindful Gray (Bathrooms), Secondary Rooms (Krypton), Ceilings and Trim (Eider White)
- Wifi booster in ceiling landing on the second floor.

### **2018 -2023 Updates**

#### **Roof**

- New Roof (Install 2020), Amstill Roofing, 50 year platinum warranty

#### **Cedar Posts & Deck**

- Cedar posts in front and back along with cedar pergola resealed (2023)
- Deck restained (2023)

#### **Kitchen**

- LG Dishwasher (2021)

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### **AC**

- Trane 4-Ton 17 SEER Condenser, Evaporator Coil, Gas Furnace, and PRO 6000 Wi-Fi Thermostat (Install 2022)

### **Garage**

- Tesla Wall Connector (Install 2018)

### **Additional Specs of home**

#### **Kitchen:**

- Impressive kitchen on a grand scale of space for prep, relaxation and talking in the Kitchen.
- GE Monogram 6 burner range with griddle
- Double oven with warmer
- 2 Refrigerators in Kitchen
  - 48" Thermador Side by Side Refrigerator
  - 36" GE Monogram Refrigerator
- Expansive cabinets and granite counter tops, plus eat in kitchen seating for 8

#### **Open Floor Plan and Gracious sized rooms:**

- Plenty of space to walk in the 6 foot wide stairwell, hallways and oversized bedrooms. Does not feel cluttered, very open to enjoy the outdoors. Designed for family-centric and gathering of friends in living areas and outdoor patios.
- Plenty of room for a pool.
- Wonderful pantry for all the daily and stocking up of Costco/ Sams items.
- Amazing oversized secondary bedrooms and bathrooms.
- Master bedroom has a spacious sitting area. Luxurious bathroom with spa and double-headed side by side shower.

#### **Entrance:**

- Very welcoming and awe inspiring with spacious and luxurious travertine isle. Full view of backyard from Floor to Ceiling windows.