



203 8th Ave N., Texas City

Main & Guest Homes have been taken down to the studs, and completely remodeled. The Floorplan has been restructured to add a Full Bath, Primary Bedroom, Primary Walk-in Closet, and a redesigned layout of Kitchen and Laundry Room. Guest House Completely Converted to an efficiency with full bath, kitchen private entrance with private parking.

Upgrades and Features – Main House

New Electrical throughout & Breaker Panel Box

New Plumbing Throughout with PEX Piping

New Gas Lines & Meter

New Energy Efficient 3 Ton Goodman AC Unit w/ Ductwork

New Energy Efficient Navien Tankless Water Heater

New Energy Efficient Double Insulated Vinyl Windows Throughout

New HardiePlank Insulated Siding

New Energy Efficient Recessed LED Lighting Fixtures – Ceiling Fans

New Flooring Throughout – Aquaguard Waterproof Laminate

New Metal Exterior Doors with Locks

New Interior Door Hardware

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Kitchen: (ALL New) Cabinets, Custom Butcher-block Counters, Hohler Farmhouse Sink/Faucet, Frigidaire Dishwashing, 5 gas burner Frigidaire Oven Range & Hood

Primary Bathroom (ALL New) Shower, Double Sink Vanity, Kohler Fixtures, Energy Efficient LED Lighting, Toilet, Mirrors

Guest Bath : (ALL New) Shower/Tub Combo, Vanity, Kohler Fixtures, Energy Efficient LED Lighting, Toilet, Mirror

All New Interior and Exterior Paint

New Attic Pulldown Ladder

New Hardwired Monoxide & Smoke Detectors

New constructed Front Porch and Back Steps

New Gutters Throughout that drain away from house

New Landscaping

New Cedar Fence with Gate

New Crushed Gravel Driveway

New Back Patio Area added

Upgrades and Features – Guest House

New Electrical Wiring and Breaker Box

New PEX Plumbing Throughout

Mini Split Air Cooling/Heating System

New HardiePlank Insulated Siding

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New Energy Efficient LED Recessed Lighting Fixtures

New Custom Flooring Throughout

Kitchen: (ALL New) Cabinets, Counters, Sink, Faucet, 2 Burner Electric Range

Bathroom: (ALL New) Shower, Pedestal Sink, Lighting, Toilet, Mirror

New Smoke Detector

New Interior and Exterior Paint

New Gutters Throughout that drain away from guest house

New Back Patio Area added

New Exterior Door with Lock

New Cedar Fence with Private Gate that leads to Private Parking

New Landscaping

NOTE: Main house was reconfigured to allow stairs and upper level added to gain additional 600 (approx.) square feet.