

2132 COLQUITT STREET

UPPER KIRBY



- **Initial Upgrades**

- Add steam shower to primary bath and upgraded glass door
- Upgrade all plumbing fixtures to brush-gold
- Upgraded third floor flooring to white oak to match house
- Upgrade wood floor finish to popped grain water-based stain and matte finish

- Finished garage and garage apartment including full bathroom and AC unit, and engineered wood flooring

- **Added Generator**

- 38Kw Generac Liquid Cooled Generator
- Powers main house

- **Pool**

- 12' x 28'
- 3' 6' deep
- Approx. 10,000 gallons
- Pool automation system
- Natural Gas Heater
- Automatic Pool Cleaner

- **Landscaping**

- Artificial Turf
- Drain system
- Irrigation system for trees and flower beds
- 8 trees and plantings
- New gravel around house and behind garage

- **Outdoor Kitchen and Patio**

- Porcelain tile pavers
- 60" Outdoor Fan
- New brick with granite countertop kitchen
- Grill is one that we already had but is a professional Lynx 30" grill
- Kitchen sink and faucet
- Cost Approx. \$15,000 (does not include cost of grill we already owned)

- **Garage Door**

- New Clopay Avante Aluminum Frame Glass door

- **Paint upgrades**

- Rear exterior of house and garage painted black
- All interior doors painted black
- Kitchen island and hood painted black
- Accent wall in dining
- Living room cabinets painted black



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