

List of upgrades- 16118 Barton River

- Upgraded Austin Cream Stone and Stucco elevation.
- Prewired Christmas lighting outlets on front roof edge of home.
- Upgraded 9ft custom steel front door.
- Upgraded chandelier in entry way and formal dining.
- Upgraded tile entryway, bathrooms and kitchen.
- Upgraded all antique white cabinets in kitchen and all bathrooms.
- upgraded backsplash in kitchen.
- granite counter tops in kitchen and all bathrooms
- upgraded hardware-all door handles
- Upgraded custom hand scraped hardwood flooring in formal dining, office.
- upgraded cabinet hardware in kitchen and all bathrooms.
- upgraded mirrors in all bathrooms.
- upgraded oversize master bathroom
- Upgraded oversized bathtub and shower with tile/backsplash in master bath
- 2nd floor media room was added as additional option.
- Built in custom shelves office.
- Upgraded paint-walls and crown molding
- Upgraded crown molding top and midway of wall.
- Custom Surround sound in living room and back patio; prewired surround sound in bathroom and upstairs media/game room.
- Pool-with custom PebbleSheen and custom high end glass tiles \$45,000.00

•2-in-1in pool electric heater & chiller
\$2,500.00

•Travertine pool coping

•Outdoor Kitchen w/
-built in fridge and Grill
-matching Austin cream stone brick (same as front elevation)
-matching back splash (same as kitchen)
\$5,000.00

*fire wall feature-Austin stone and travertine -natural gas with fireglass
\$1,800.00

•Travertine Pavers extended back patio \$9,000.00

•brick pavers on covered back patio.
\$1,500.00

•Fx LED high end custom landscape lighting with control unit
\$1,800.00

•Mosquito misting system
\$1,500.00

•sprinkler system

•surround sound in the living room and outside patio

•astroturf grass backyard area (replaced all grass in back)
\$9,000.00

• November 08, 2021, Setup a 50 amp back outlet plug for generator. \$525.00

• Brand new never used Fireman Power Tri Fuel Generaor 7500 Running Watts. \$899.00

• December 09,2021, Installed a new Jandy JXI Gas\Fired Pool and spa Heater. \$6399.15