

3806 Avenue P1/2 Upgrades

Main House

- All bathrooms fully renovated (all new tile, toilets, sinks, vanities, tubs, faucets, wiring, led lights) including master bathroom extensive renovation with new built in shelves
- Complete interior and exterior repaint (Sherwin Williams)
- Exterior windows repaired to be operational / functional
- 3rd floor storage room has new wood floors, LED lights, and restored original wooden steps
- Chimney top repaired with new concrete, chimney cleaned and repaired- fully functional
- Attic insulation completely removed and all new blown in insulation installed
- A/C systems fully maintained, new gas valves on downstairs exchange unit
- New mini splits installed in attic and kitchen (3 units)
- Extensive electrical and gas line clean up in basement
- New outdoor GFCI outlets in flower beds and front entry for ease of Christmas light installation
- Complete yard renovation including complete regrading, extensive all new concrete flowerbed, planters, breeze block walls, out door fireplace, driveway redone with original drive strips, new gravel and new car parking area
- New pool with Pentair Screen Logic app control
- Original front yard walkway restored and fully redone
- New crushed granite on exterior walkways
- KingRanch Grass installed throughout property
- All flowerbeds have new potting soil
- Exterior planters are stocked with Basil, Rosemary and Mint
- All exterior lights are new and are LED, new entry light LED
- All interior lights are new fixtures, LED
- All exterior locks are Lockley remote and keypad access (front door has original lockset)
- Exterior side walkway redone with new decorative Italian tile
- Basement has excellent storage, 72 wine bottle storage and renovated with new LED lights, epoxy paint, new pump, repainted stairs
- All new gutters with gutter guards
- New ceiling fans throughout house
- New washer/dryer
- New LG studio refrigerator
- New 6 burner Jenn-Aire stove / oven
- New JennAire dishwasher
- New 8' fence constructed from pressure treated deck material
- New shelves in pantry
- Whole House Water filter installed and changed every 3 months
- All live oaks professionally trimmed

Pool House

- Complete renovation down to studs
- New wood, new insulation, new sheet rock and new Hardi Cement siding to match main house exterior stucco, stainless steel nails installed on complete exterior
- New stairs and 6' x 10' deck
- New exterior LED lights
- New herringbone pattern wood floors
- New mini split AC/Heater
- New bathroom, shower, sink, toilet, faucets and walk-in shower complete with light tube
- New kitchen with custom cabinets, new backsplash
- New Gutters front and back
- All new ptex water lines
- All new electrical in pool house and garage
- Water filter for entire Pool House
- Outside shower
- New concrete outside patio
- New epoxy floors and interior repaint

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