

1211 Brazos Oaks Court

Home Improvements

The sellers have made some wonderful updates for their family to enjoy the past 7 years!!

Exterior of the Home:

- Installed gutters and down spouts in 2017
- Painted all brick exterior in 2018
- Painted all trim and gutters in 2018
- Added 2 concrete sidewalks in backyard
- Added large concrete patio in backyard
- All flowerbeds in the front side and back have been professionally designed and installed by a landscaper
- Sprinkler system in front side of yards and an all flowerbeds
- Therapeutic hot tub installed & electricity ran for it
- Updated all landscaping around pool and installed small flagstone patio
- Removed grass around pool and installed black rock and turf by a professional company
- Finished adding flag stone to complete the outdoor fireplace and outdoor kitchen area. Also added stainless steel cabinet doors.
- Had new pool motor installed, it is Hayward brand
- Custom Christmas lights made to fit each area of the outside of house and shop
- Installed 3 board white vinyl fence all around property with 2 walk thru gates and 1 drive-thru gate with wire background to allow animals to stay in and animals to stay out
- New outdoor TV with swivel mount above outdoor fireplace
- All live oak trees have been professionally trimmed every year since 2017.
- Wired for outdoor cameras
- Wired for outdoor sound with 6 speakers
- Wired for home alarm system
- Katch-a-Kid pool net also installed for pool
- New AC unit installed in 2018
- Both AC units receive regular maintained quarterly
- Had mailbox bricked and painted to match house

Insulated Building Addition

- Added large, insulated shop with electricity and additional upstairs storage. Shop was custom designed and built with custom colors and dark non-fading metal roof (Balcon Builders)
- Electronic opening oversized garage door with remote
- Large industrial grade lights on outdoor area of shop
- Added air conditioned common area off of the shop with walk in closet and electricity
- Additional back concrete patio behind the shop
- Added open porch and side driveway to the front of shop off main driveway
- Installed limestone fire pit with limestone bench as well
- Building specifications are attached

Interior of the Home

- Painted entire interior of house SW Agreeable Grey with a few accent walls in some bedrooms.
- Installed new ceiling fans throughout house
- Updated all light switches to “rocker style” kind
- Updated lighting fixtures throughout house
- Had entire kitchen updated by painting cabinets SW Pure White and installed new hardware
- Made the laundry room (moved washer/dryer into garage) into a mud room but still can be used as laundry room (so buyer has 2 options)
- Updated master bathroom
- Installed new Berber white carpet on stairs and upstairs in 2021.
- Re-placed old fixtures and installed recessed lighting in main hallways
- Installed new stainless-steel dishwasher, faucet and microwave in kitchen
- Installed 2 shower glass doors to bathrooms
- Had insulation added to upstairs game room closet