

1011 N Hunting Tower – Improvement List

Systems:

- HVAC and ductwork Replaced –4 Ton 14 Seer; 1 year warranty on ductwork through Blakes A/C & Heating; A/C unit warranty 2-year labor and 10-year equipment
- Replaced Water Heater & stand – Bradford White brand through Conroe Plumbing

Exterior:

- Fully replaced bulkhead including replacement of new dead man support rigging and soil erosion felt – Wood Master Homes
- Added boat cleats and swim ladder to new bulkhead
- Added fill dirt, graded, and sodded entire yard
- Rebuilt exterior cedar patio and porch – Woodmaster Homes
- Exterior hardscaping including paver pathway to water and around home
- Pathway lighting to water
- Replaced all exterior doors and brickmold
- Custom house numbers
- Gutters and downspouts
- New exterior lighting – lantern and dusk activated floodlights
- Replaced front fencing
- Replaced front soffit, fascia, and cedar beams
- Added decorative cedar pitch to front of the house
- Sealed and painted exterior – Sherwin Williams Peppercorn and Iron Ore

Interior:

- Brand New kitchen including all GE stainless steel appliances (warranties and paperwork included), vent hood with exterior venting, soft close kitchen cabinets, quartz countertops, lighting, Kraus undermount black granite kitchen sink, disposal, and custom tile backsplash
- Full bathroom remodels including toilet replacements, custom tilework in shower and tub, flooring, mirrors, fixtures, hardware, vanities, lighting, and glass shower door
- Replaced all flooring – continuous waterproof Luxury Vinyl Plank throughout – SPC Ridge Core Luxury Vinyl Planks Saginaw (20 mil wear layer inclusive of 1mm IXPE pad)
- New Sherwin Williams paint throughout entire interior – Silver Ash
- Replaced laundry valves and ventilation
- New custom bifold barndoors to laundry area
- Replaced all interior doors and hardware
- New lighting and ceiling fans throughout home
- New 2” blinds throughout home
- Electric fireplace with remote control; Sealed chimney
- New trim and baseboards throughout home