

Welcome Home
to
1030 Shady Oak Ln - Dickinson, TX 77539-3325

Home Features and Upgrades:

Outdoor/Exterior:

- 2014 - Outdoor covered patio installed, wired for electrical, ceiling fan, lighting. Includes chandelier, remote control operated lights/fan, and TV mount. Tongue and groove ceiling!
- 2017 - Pool and spa resurfaced with QuartzScape, coping grout work, upgraded filter housing installed (\$8,000)
- 2019 - Gutters with leaf guards installed front and rear of home
- 2020 - Backyard drainage system/improvements installed (\$5,000)
- 2023 - Elevated backyard and resodded area
- 2023 - Pool pump motor replaced
- Back patio area wired for outdoor speakers (speakers included!).
- Morgan building
- Vegetable garden area

House/Interior:

- 2012 - All windows in house replaced with low E double pane windows
- 2012 - Extensive master suite remodel
- 2017 - House wired with ethernet ports in office, living room, master and guest bedrooms
- 2017 - Professional flood remediation following Harvey (Servpro report available).
- 2017 - completely rewired house with copper to replace aluminum wiring (\$13,000)
- 2017 - New tankless "on demand" water heater (\$3500)
- 2017 - Complete remodel with open floor concept and high-end finishes
 - New KraftMaid kitchen cabinets, pantry, and bar cabinets
 - Soft close drawers and cabinet doors
 - Pull-out shelves, etc.
 - Under cabinet lighting
 - New stainless steel appliances
 - Granite "Fantasy Brown" countertops
 - New deep dual basin under mount kitchen sink
 - LVP flooring (Cortec XL) throughout
 - Custom built cabinet/shelving at fireplace
 - Wet bar area with wine racks, wine fridge and cutout for ice maker
- 2018 - Fireplace improvements:
 - Brick and crown touch up
 - New Iyemance damper

- New gas log burners and bed installed
- 2022 - Hand stained, custom fit solid wood sliding door separating living areas from bedrooms.
- 2023 - Existing A/C evaporator coil replaced with American Standard
 - 10 year warranty for parts, 1 year warranty for labor (until August 2024).
- Living room wired for surround sound (ceiling speakers included).

Appliances

- 2017-2018
 - Frigidaire Professional Refrigerator/Freezer Combo (full size, side by side with built in trim)
 - Maytag dishwasher
 - Maytag dryer
 - Wine fridge
 - Panasonic Microwave with Cyclone Wave Inverter Technology
 - Zline 400 cfm 36" Stainless Steel Vent Hood
- 2020
 - Ilve Italian 40" Freestanding Dual Fuel Range with Brass Burners, Griddle, Chrome Trim, and Double Ovens (\$5,500)

