

## List of Improvements 2021-2022

New Roof CertainTeed, Class 4 Belmont slate architectural shingles in the color Black Granite.

Brick- German Schmear hand applied decorative finish

All new both exterior and interior Sherwin Williams high quality paint.

Black Framed dual pane low E windows

Complete gutter system with leaf screen

Upgraded attic insulation with solar powered ventilation

2 waterfront lots facing the coveted north/south direction, with over 40 hardwood trees including oak and pecan and other landscaping added.

Entire estate is fully landscaped and irrigated with 26 zone drip and sprinkler system coverage. Adjacent creek is fully landscaped with rock, plants and trees.

Garage is an extra-large 3 car with workshop area. Completely finished with SW Duration paint, tile flooring, insulated and heated/cooled. Lots of floored, accessible attic storage above the garage.

Beautiful white shutters downstairs in master, office, dining and stairwell.

Roller shades with automatic openers (upstairs-movie room) and (down stairs-den and breakfast nook)

Garage has a 50-amp RV plug in within the garage 220-volt power for A/C compressor and tools

Several large designer 72" ceiling fans on patios and inside

## List of Improvements -02-

Man Shed/She Shed with window box planters painted to match the house is used for gardening/mower storage, but could be used for kids' playhouse.

Spa like primary bath with new free standing soaker tub and large new tile and plumbing fixtures in shower, new light fixtures, new tile floors and walls, new commode, sinks and granite, new plumbing fixtures, accent wall with block paneling, separate master closets each with built in dressers.

Spacious powder room with custom vanity, granite and mirror.

Tall ceilings throughout the home. Office is front facing with wooded view and large closet for storage, could be a second bedroom down.

Dining room (or flex room/ wine room) located adjacent to den

Master bedroom with loft ceiling, 72" designer fan, hardwood shutters, very spacious with niche for dresser.

Very large walk-in pantry with wine storage and abundant shelving.

Downstairs laundry is magazine worthy with custom built-ins, plenty of storage, custom mud room bench. LG washer and dryer optional.

Private half bath in the laundry room.

LED color adjustable recessed lighting throughout entire home

Many custom LED light fixtures and chandeliers

State of the art movie room with Dolby Atmos 7.2 surround sound with LG 77" ultra-HD Smart TV. Optional.

Remote controlled black out shades over windows.

## List of Improvements -03-

All new upgraded LG dishwasher, Kucht professional range with 6 burner gas cooktop and oven/broiler, LG convection microwave, LG oven and LG refrigerator.

2 beautiful full bathrooms upstairs with new shower/tubs, ceramic tile, floating shelves, toilets, new granite and plumbing fixtures.

3 large bedrooms upstairs, one bedroom with Creekside view and the other two bedrooms with water view or wooded view.

Upstairs features a walk-in attic storage decked for storage of seasonal items.