

## Decorative Improvements

### General / Throughout

Halo 2700K integrated LED recessed retrofit downlight trims

Lutron / Leviton Decora switches, dimmers and plugs with screwless wall plates installed throughout

New paint / **Benjamin Moore**

### Kitchen

- **Liebherr** 36" / 19.5 cu ft. Freestanding French Door Refrigerator / 2 Bottom Freezer Drws / ice maker / Bio Fresh / No frost
- **Bluestar** 36" Culinary Series / Sealed Burner Range / 6 Burners / SS / All Natural Gas
- **Create Good Sinks** 34" / 16 g SS / Ledge Workstation sink with seamless drains  
Accessories include: Cutting Board, SS Roll-Mat, SS Flatware Colander / SS Grid for sink floor
- **Brizo** Litze Single Handle Arc Spout Pull Down Kitchen Faucet w/ Knurled Handle Brilliance Stainless
- Kitchen Cabinet re-design + addition of hutch in Breakfast Room
- Honed Soap Stone Countertops
- **Zia Tile** 2 x 6 rectangle Zellige / Amber Backsplash
- **HRL Brass** cabinet knobs and pulls

### Den with Bar

- Re-design of wall cabinet to include upper cabinets, drawers and lower cabinets
- Honed Soap Stone Countertop
- Vintage Lion Head brass knobs on drawers and **Horton Brasses** brass knobs on doors
- Re-design of Wet Bar
- Honed Soap Stone Countertop
- **Elkay** Quartz Luxe undermount sink
- **Pfister Stellen Matte** Black Pull Down Bar faucet
- **Azure** 15" Wine Cooler (2)
- **Coordonné Garzas** Wallpaper Mural

### Dining Room

- Removed texture - finished walls to Level 5+
- Wall Sconce boxes capped - accessible behind Welsh Dresser

## Living Room

- Removed wallpaper - finished walls to Level 5+
- Re-design wall cabinets, added 1-1/4" custom oiled, natural walnut counter with solid brass insets
- **Horton Brass** unlacquered cabinet knobs
- **SWADOH Nuage** (Cocon Collection) hanging light by Celine Write
- **Brassfinders** Unlacquered brass 1-1/2" drapery rod with ball end posts and drapery rings
- **Restoration Hardware** Raw Silk Faille draperies

## Powder Bath

- Re-designed bathroom - created a vestibule with new entry
- Installed vintage dresser - finished in custom plaid paper and paint with large unlacquered brass oval knobs
- Scalloped cut, honed green marble top with undermount sink
- **Kingston Brass** single hole / single lever faucet
- Antique mirror
- **Visual Comfort** / Benton Double Library Sconce by Ralph Lauren / Natural Brass / Saddle Leather
- Installed side wall vent fan and LED tape light

## Stairs

- Removed periodic scrolled stair spindles and replaced to match existing twist spindles
- **Fibreworks** , 100% Sisal / Boucle / Gravel Brown stair runner with matching cotton edging
- **Visual Comfort** French Deco Double Horn Wall Sconce - Bronze

## Upstairs Landing and Hallway

- Removed carpet and refinished existing wood floors

## Master Bedroom with His and Her Bathroom

- Installed reclaimed wood floors with extra-long boards to match existing floors in house - finished to match
- **Design Shutters** - installed shutters to match existing

### His Bathroom

- New **Kingston Brass** faucet / Polished Nickel
- New **Riad Tile** 2x8 Ceramic / Latte Matte tile on shower floor
- **HRL** cabinet knobs / polished nickel
- Reclaimed wood floors in vanity area and closet finished to match existing

### Her Bathroom

- New **Duravit** sink and **Kingston Brass** faucet / polished nickel
- New **Wyndham** / Carissa /60” tub and **Kingston Brass** floor mount tub filler
- New **Kohler** / Santa Rosa / one-piece toilet
- Installed **Riad Zellige** / 4 x 4 / Natural White wainscotting with Chair rail molding
- Installed **Roca** / Penny Rounds / Pearl White on floor
- **HRL** cabinet knobs and towel hooks / polished nickel
- Reclaimed wood floors in vanity area and closets finished to match existing

### Home Office / Bedroom

- Previous owner converted this bedroom into a closet and built existing cabinets / and center module. We removed hanging rods and installed shelving in bottom half of “His” side
- Installed **HRL** cabinet knobs in unlacquered brass
- Reclaimed wood floors finished to match existing

### Guest Bedroom

- Installed Reclaimed wood floors finished to match existing

### Guest Bathroom

- New **Duravit** sink and **Kingston Brass** faucet / polished nickel
- New wall sconces custom paint to match
- **Riad Tile** / Ceramic / Hex / White
- New base cabinet drawer fronts and cabinet doors
- **HRL** cabinet knobs / polished nickel

### Utility Room

- Installed Penny Round on floor
- Enlarged door opening and installed double bi-fold doors to aid in easy installation, machine maintenance and cleaning

### Other Misc. Items

- Replaced Main electrical panel box - updated to code
- Installed support beam in garage ceiling (engineer letter available)
- Installed high lumen output LED fixtures in garage
- Installed custom steel grate at driveway approach to allow low car to enter
- New gas meter installed (Centerpoint Energy)
- New underground electrical service installed (Centerpoint Energy)

### Landscape and Irrigation

- Installed new irrigation for grass, flowerbeds and decorative planters / pots - Rainbird controller
- Custom steel planters with seasonal plantings
- New shrubs, grass, and other plantings
- Addition of large Crepe Myrtle tree
- New tree up-lights on timer