

**Improvements/Updates**  
**for**  
**4218 Oxbow Circle East**  
**3568 sf Home/23,100 sf Lot**  
**4/3.5**

\*Homeowners worked in building material industries, so many features of this home have been upgraded.\*

**Primary Bedroom:**

Wall-installed iron in primary closet.

Wall-installed jewelry storage in primary closet.

Quartz countertops in primary bathroom.

Primary bath has Roman Tub faucet with hand shower for easy cleaning. Most baths have built in soap dispensers.

New Wall tile/shower tile and galss shower doors in primary bath.

Luxury vinyl plank flooring in primary bedroom.

Exercise area between primary bedroom and bathroom (accomodates full size treadmill)

Primary closet has built-in shelves, drawers, outlets, and USB ports.

**Living Room:**

New paint throughout the home.

Stone fireplace faux painted to look like Austin Stone.

Handmade wood mantle convering stone mantle.

Fypon faux wood beams (uplighting too) in living room.

All wall TV brackets included.

Entertainment cabinet pre-wired for surround sound and outdoor sound.

New backsplash tile in wet bar area along with pull down faucet and undermount sink. The wet bar was added by homeowners.

**Kitchen:**

New white backsplash tile in kitchen.

Added granite bar top for pass-though kitchen seating.

Butler's Pantry and huge pantry behind double doors

Hidden pull-out trash container. Gas Cooktop, double oven (one convection, one standard).

Dishwasher 2023

All stainless steel appliances

10" deep stainless single bowl undermount sink in kitchen with Moen stainless pre-rinse pull down single hole faucet with matching soap dispenser.

### **Office:**

Custom built-ins in office.

Luxury vinyl plank flooring in home office.

### **Entry:**

New Exterior front door- Therma-Tru Door. Fiberglass stained to look like wood and offers a finish warranty.

New interior door hinges and knobs (matte black, Pima Kwikset)

### **Secondary Bedrooms/Bathrooms:**

ADA height toilets throughout all bathrooms.

Gray tile in middle bedroom which was used as a workout room and art studio.

Upgraded Moen faucets throughout (seller worked for Moen). Most bath and tub/shower trim can be changed out very easily. (Trim purchase only)

### **All Home:**

Updated lighting fixtures throughout- dining room, primary bathroom/bedroom, kitchen, foyer, half bath, front bedroom and bath, second bedroom and bath, kitchenette, exterior and screened in patio.

\$65k roof in 2022.

Large HVAC replaced recently.

Small unit dedicated to primary bed/bath is original.

2 water heaters replaced in 2021.

### **Outdoor Porch/Patio/Pool:**

Screened in patio with dining area, built-in kitchen with grill, side burner and place for a Big Green Egg.

Screened in patio has gas fireplace with blower.

The screen above the built-in kitchen is retractable and operates with a remote control.

TV mounts on both ends of the patio.

Owner purchased plastic panels to mount in screened-in porch in winter (so warm enough to enjoy during cold months.)

In-ground chlorine pool. Started with salt pool and was converted to chlorine in 2023. Could be converted back to salt, but would need new salt cell.

Huge concrete deck with space for multiple tables, fire pit, etc.

String lighting (controlled by Alexa) in both the screened in porch and above the outside deck and pool.

Custom built-in screened-in Cabana with double barn door entry and kitchenette with sink, faucet, (cold water only), stand alone bar with wheels so it can be moved around inside or outside the cabana.

Hot tub in Cabana

Fibron cladding pool equipment with privacy fence that will never need repairing or staining. Quiets pool equipment for neighbors.

TVs (except living room TV) are negotiable

### **Garage:**

Custom built-ins

Texas Basement. Door in garage takes you to a huge storage area in attic.

Just painted end of March

Epoxied floor

## **Exclusions**

High top table and chairs on pool patio

TV in Living Room

Wine Fridge in kitchen area