

26255 LAKEVIEW DR. HOCKLEY TX 77447

UPGRADES, FEATURES AND OTHER INFORMATION PERTAINING TO THE HOME

1. Only 1 area was built in 1965 - the original lake cabin which is now the formal dining room
2. Vaulted ceiling in kitchen with sun light ceiling windows
3. Vaulted ceiling in Formal Dining room with sun light ceiling windows
4. Under cabinet lighting and above cabinet lighting in kitchen
5. Luxury vinyl plank flooring throughout the home with marble look tile in the kitchen, primary bathroom, mud room, breakfast room
6. Primary bathroom completely remodeled in November 2023
7. Efficient Heat pump system
8. New R40 insulation was added in all attic areas and down some walls for very effective warming and cooling interior
9. New Roof along with attic ventilation fans installed November 2023
10. All new fixtures, faucets, electrical outlet covers, ceiling fans in primary bath, primary bedroom, kitchen, living room
11. Newer double pane vinyl windows with easy clean features on every window except sun porch
12. Sun porch has floor to ceiling double pane glass and new panes across the front of the sun porch
13. Custom cabinets and cabinet system includes unique food storage system, spice rack, lazy susans in the corners, pull out drawers in cabinet - all solid wood cabinets
14. Real brick accent walls in one of the guest bedrooms and primary bedroom
15. Water heater replaced in 2022
16. Regular maintenance and upkeep on heat pump/cooling systems, filters changed monthly, septic inspections done as required by the county, septic upkeep with adding bleach as needed done routinely, new pump in septic 2023
17. Designer granite and subway tile installed in the kitchen, storage under the island, breakfast bar with extra sink on the other side. 2 sinks in the kitchen!
18. 50 AMP electric for RV hook up