

# **505 Byrne\***

## **Information About the Home**

- 2 Bedrooms
- 2 Full Bathrooms
- 1,285 SqFt (per HCAD)
- 4,700 SqFt Lot (per HCAD)
- Built in 1926
- 2 Car Detached Garage
- Zoned to Travis Elementary
- Located in Woodland Heights
- This block is historic district- cannot build new but can add on

## **Updates**

**\*All Summer 2019 unless otherwise noted**

### **Interior**

- New paint - exterior and interior ( including ceilings)
- New flooring throughout (except primary closet)
  - New floors are reclaimed pine
  - Added sub-floor
- All new crown molding throughout
- All new appliances (kitchen, bar, washer and dryer)
- New fans in primary bedroom, secondary bedroom, back porch
- Added in-ceiling speakers (living, dining, kitchen, back porch, primary bedroom, and primary bathroom)
- Recessed lighting - updated to match throughout and added (mudroom, primary bedroom, secondary bedroom)
- Four wired cameras (front and back porch, street, driveway)
- Bamboo shades (Shade Store) on windows
- New sconces/lighting throughout
- Ring doorbell
- Nest thermostat
- DSC alarm system
- Plumbing - water lines replaced with PEX and replaced cast iron pipes with PVC
- Electrical - added dedicated circuits for major appliances
- New drywall
- LG stacked washer and dryer (2019)
- Added water heater (2016) over closet in the attic

### **Kitchen**

- Taken to studs and completely updated kitchen (2019) with all new countertops, cabinetry, high end appliances, fixtures, etc.
  - Plaster vent hood over Kitchenaid 6-burner gas stove
  - Farmhouse sink and Perrin & Rowe faucet
  - Marble countertops

- Off-white tiled backsplash to coordinate with interior brick
- All new lighting fixtures
- All new custom cabinetry
- Under-cabinet lighting
- Soft-close deep drawers for storage
- Kitchenaid oven
- Kitchenaid refrigerator and dishwasher
- Sharp microwave
- Wet bar with Kitchenaid wine fridge
- Breakfast bar
- Built-in pantry drawers and cabinet space
- Opened up kitchen during remodel

### **Mudroom**

- Custom cabinetry with drawers and hanging/locker/cubby space by back door (2019)
- New countertops (2019)
- Added recessed lighting (2019)
- Reclaimed pine floors

### **Living & Dining Room**

- Taken to studs during remodel (2019)
- Reclaimed pine floors
- Added speakers in ceiling
- Custom Bamboo shades

### **Primary Bedroom**

- Reclaimed pine floors
- Custom black out curtains/drapes
- Custom Bamboo shades
- Removed popcorn ceiling (2019)
- Added speakers in ceiling (2019)
- Added recessed lighting (2019)
- New fan (2019)

### **Primary Bathroom**

- Updated primary bathroom (2019)
- New marble countertops with double sinks, new fixtures, new sconces (2019)
- Added transom window over the mirror for more natural light (2019)
- New mirror (2019)
- New toilet (2019)
- Standing shower with handheld sprayer and new tile floors
- Large walk-in closet with great storage and space
- Tile flooring

### **Secondary Bedroom**

- Reclaimed pine floors
- Custom bamboo shades

- Completely rebuilt/ reworked cabinets- new doors and added drawers below bench for storage and closet space (2019)
- Added some rafters for more support in ceiling (2019) in this room (nothing was wrong)
- Added recessed lighting (2019)
- New fan (2019)

### **Hall Bathroom**

- Fully updated bathroom (2019)
- New tile floors in herringbone pattern
- Custom guest bath vanity with marble countertop
- New large soaking tub with hand held
- New sconces
- Perrin & Rowe faucet and Kohler pedestal sink
- All new hardware and fixtures
- New toilet
- Schumacher wallpaper

### **Exterior**

- **New roof (April 2024)**
- Power washed`
- Large screened back porch that overlooks backyard

### **Back Porch**

- Rebuilt back porch including ceiling (2019)
- Added TV (2019)
- New sconce (2019)
- New fan (2019)

### **Front Porch**

- Rebuilt (2020)- to be secure and consistent with 1920s craftsman appearance (including brick bases, railings, columns, steps, pony walls)
- Added recessed lighting (2020)
- New sconce and mailbox (2020)
- New walkway to sidewalk (2020)

### **Garage**

- 2-Car Detached Garage
- New exterior sconces (2019)
- Previous owner built garage in 2012 and added tech shield
- Driveway with electric driveway gate

### **Exclusions**

- Drapes in living room
- Drapes in secondary bedroom

**\*All information per seller**