

807 KINGSMARK DR CUSTOM FEATURES AND RENNOVATION LIST

Outside Features and recent renovations

1. APPROX 1 ¾ acres of Landscaped lots (2) with **3 irrigation controllers**. All controllers have been replaced or added since 2019. Entire yard has irrigation.
2. Over 100 mature trees: Massive Live Oaks, Pines, Water Oaks, Pecan, Fruit trees including Avocado, Fig, Pear, Apple, Lime, Lemon, Loquat and Walnut
3. **Personal water well – 385' deep**. Water tested with perfect PH. Well drilled in 2013
4. **NO MUD TAXES**
5. Concrete Raised Garden with Large Flagstone Patio and walkways. Recently sealed and/or painted.
6. Custom Gazebo with Fire Pit with Cedar Plank Ceiling
7. Outdoor Gazebo for dining and lounging.
8. Custom Pool with waterfall and oversized 12-person hot tub
9. Pool - recent renovations 2019-2021: Replaced pool heater, pool pump, control board, sand filter, LED lights.
10. Front Drive has large Porte Cache drive-through with slate stone.
11. Outside Kitchen with Granite counters.
12. Driveway – 6,000 square feet resurfaced in 2021
13. Garage floor recently resurfaced with epoxy flooring in 2024
14. Garage completely repainted – April 2024
15. New Steel Entrance Gate
16. Gate Controller
17. New Doorbird gate Controller Wired Keypad with App installed in 2019 with Camera and sound
18. 35-foot LED Street Light added in Cul-de-sac for additional street lighting
19. Mailbox reconstructed in 2023
20. Refurbished patio flagstone 2023
21. Added additional LED outside security lights - 2022
22. House has over 95% Concrete Brick on exterior walls
23. Replaced windows with Apex 3 Paine tinted windows – 2018. Windows slide up and down

Inside Features and recent renovations – NEXT PAGE

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Inside Features and recent renovations

1. Inside of the house was completely renovated in 2018, 2019, 2020, 2021, 2022, 2023 and 2024 with new floors throughout, mostly stone and hardwood. Carpet in bedrooms upstairs new – 2020. Upgraded carpet with gel pad and painted inside and outside of entire home.
2. Inside trim repainted – April 2024
3. Kitchen appliances all replaced with **Thermador Refrigerator, Thermador 48" Professional Gas/Oven-Stove, Thermador Hood with LED lights, and Thermador Dishwasher.**
4. Quartzite (real stone) counter tops in Kitchen, Guest Baths and Mini-Bar. Upstairs baths updated in 2021 with Marble countertops and new faucets. All bathrooms have been renovated with floors, quartz countertops, cabinets and faucets.
5. Oversized 2 person Master bath shower renovated in 2019 with walk in/no step over shower.
6. Master bath steam bath added in 2019.
7. Travertine stone floors and Hardwoods throughout first floor and hardwoods added upstairs in 2020.
8. Custom built hardwood cabinets throughout with soft close doors/drawers and LED undercounter lighting in Kitchen, Pantry and Master Closet.
9. Crown molding throughout home.
10. All new faucet fixtures throughout home replaced in 2018, 2019 and 2020.
11. All lighting fixtures replaced with modern updated fixtures, 2019 and 2020.
12. Two (2) 199, 000 BTU tankless water heaters installed in 2019. One can run the entire home. If one fails, the other one will run the entire house as well.
13. Whole house water softener system - 2019
14. Stereo speakers installed throughout downstairs and outside patios with "Control 4" system for TV's, Stereo and automatic shades control.
15. LED Lighting (flush mount) inside and outside of home installed throughout 2019 and 2020.
16. All window shades replaced with blackout shades downstairs and upstairs. Downstair shades can be controlled with remote control or with an app.
17. All handrails replaced in 2019 with custom iron railings and hand rails.
18. Front door replaced with Custom Double Steel Door – 2018.
19. HVAC systems (4) recently replaced or updated since 2016.
20. Security Camera system with 12 cameras
21. 4 Nest Thermostats
22. Ring Doorbell
23. 2 Whole Home Surge Protectors installed in 2020
24. Generator outlet installed 2022 on Breaker Panels
25. Custom built cabinets and quartz countertop in Garage with oversize garage storage.
26. New Garage floor epoxy coating – April 2024
27. Driveway recoated – April 2024
28. Landscape lighting installed in front yard/house, backyard and pool area - 2023
29. Concrete Raised bed garden added – 2020 with irrigation

The house has completely been renovated from top to bottom since 2018 and continuously to date.