

***** My oh My !!! These upgrades ... !!!*****

1138 Fannin St Columbus, TX 78934

Sprayed-in foam Attic insulating and soundproofing so HVAC system is in climate controlled attic space.

Restored original ship lap ceiling.

9.5' ceilings.

Soundproofing and insulation in all new interior walls.

All new energy efficient windows.

Bali mini-blinds throughout.

Custom craftsmen designed window casings and crown molding.

All new energy-efficient appliances, refrigerator.

Samsung all-in-one washer and ventless dryer. Put up to 18 lbs. of clothes in and they are washed AND dried when the door opens.

Black granite countertops, peninsula, and backsplash,

Oversized stainless sink

All new bathroom fixtures, silent energy-saving bathroom fan.

Extra-large soaking bathtub.

All light fixtures are LED with changeable color settings.

Luxury 1/4" waterproof vinyl floor planks. Floating on fully restored original wood floor.

Sprayed in soundproofing and insulating under house.

Brand new HVAC central heat and air.

Under the house is an automatic fan that comes on to provide crawl space ventilation.

Upgraded electrical and all energy-efficient.

All new plumbing.

Mold resistant custom tile design in bathroom.

New spacious front and back decks with wheel chair access.

No thresholds ADA compliant inside.

New sod outside.

Guttered bonus metal building / garage or boat storage with roll-up garage door.

3 ceiling fans in garage with workbench and rolling shelves.

All mature trees newly trimmed.

Sprinkler system

Zero flood insurance required because house is raised and leveled and elevation survey is registered with Colorado County.

Attic can be easily converted to game room.

Everything is included with the house dishes, silverware, cookware and a year's supply of toilet paper and paper towels.

All plumbing and pipes are insulated to prevent freezing.

50 gal high efficiency water heater.

All furniture included and goes with the home.

Hidden electric panel.