

Updates and Information

10500 Avery Club Dr #26, Austin, TX 78717

Remodel started in August 2023 & finished in April 2024 & spent approx. \$1.3MM.

- **POOL:** Resurfaced and all new tile by H&H, all new pool equipment/pumps/heater/Pentair wireless controller installed, all new LED pool lights, new custom-made iron fencing around the pool, and all handrails.
- **POOL BATH:** Guttled old shower, new toilet, new countertop, new wood look tile flooring.
- **BIG GARAGE:** Epoxy Floors, all new LED lighting, new wall/ceiling paint, new RV garage controls.
- **DOWNSTAIRS KITCHEN:** All new flooring throughout, extended kitchen to include built-in fridge/freezer (from Harway appliances), painted kitchen cabinets (new hardware and soft close added), built-in Miele coffee maker, 2 new under-counter ice makers, new Amazonite countertops, 2 new sinks/faucets, pot filler added, new lighting fixtures, pop up countertop electrical outlets, new speakers, new tile flooring, new wood plantation Shutters.
- **FRONT PUB ROOM:** Wood ceiling accents installed, custom-made decorative arched metal door/frame, new lighting, custom cabinets w/soft close, granite countertops, 2 wine fridges, mirrored tiles on the wall, new custom drapery, new tile flooring, new wood plantation Shutters.
- **OFFICE:** Amazonite countertops, custom cabinetry w/soft close drawers, new speakers. new tile flooring, new wood plantation Shutters.
- **FORMAL DINING:** Custom Wallpaper, new LED lighting, speakers, custom rod & drapery, new tile flooring, and new wood plantation Shutters.
- **LIVING ROOM - DOWNSTAIRS:** New windows on the bottom row, new speakers, new fan, added arched custom-made door for storage underneath the stairs, 4 custom-made iron doors on each side of the fireplace.

- **PRIMARY BATHROOM - DOWNSTAIRS:** Completely gutted existing bathroom - all new custom floating cabinets w/soft close drawers and sunken make-up counter w/Amazonite Countertops, new reeded window, free-standing bathtub w/filler added on wall, extensive tile work throughout bathroom and surrounding the fireplace, new countertop to ceiling framed mirrors, new vanity lighting, new toilet, new tile flooring.
- **PRIMARY BEDROOM - DOWNSTAIRS:** Replaced lower level windows in bedroom to not have split view, new flooring, new tile around fireplace, new custom plantation shutters.
- **POWDER ROOM - DOWNSTAIRS:** New toilet, Perigold Vanity/sink, Tiled Walls, new tile flooring.
- **SMALL GARAGE:** Converted the space into a bar room. All new paint, LED lighting, custom-made cabinets w/soft close, bar seating added w/ countertops, granite countertops, Commercial TRUE refrigerator w/LED lighting added, under counter icemaker (w/top hat ice), sink added, new speakers, new flooring.
- **STAIRS-MAIN HOUSE:** New luxury Stanton Carpet, refinished wood handrails, installed LED wall-mounted stair lights on a timer.
- **UPSTAIRS GAME ROOM:** All new luxury Stanton Carpet, new paint, led lighting & fan.
- **UPSTAIRS THEATER ROOM:** New luxury Stanton theater carpet, new paint/lighting, new screen, new projector, all equipment professionally installed by The A/V Guys.
- **UPSTAIRS MOVIE BATH/BEDROOM:** New shower & flooring, fixtures, mirror, vanity, toilet, tile. New wood flooring in the bedroom.
- **UPSTAIRS JACK/JILL BATHROOM & 2 BEDROOMS:** New walk-in shower & glass, new mirrors, flooring, tile, toilet, countertops, vanity fixtures, new wood floors in both bedrooms and new plantation shutters.
- **TANKLESS WATER HEATER:** New tankless water heater added
- **2 DRIVE-WAY GATES:** Custom Automated Iron Gates

- **AUSTIN WINDO FASHIONS:** \$50,000 for wood plantation shutters. Transferrable warranty 512-836-3388 (All rooms that have plantation shutters are new) Only shutters that are not new (and just painted) are in the big garage.
- **LIGHTING FIXTURES:** All lighting fixtures (except for the 3 fans in the apt) have been changed out to LED and/or upgraded fixtures.
- **INTERIOR PAINT:** Every room in the house has new paint (including the big garage).
- **EXTRIOR PAINT:** Entire exterior painted w/elastomeric paint.
- **SURROUND SOUND:** Every room w/sound speakers are new.
- **EXTERIOR LIGHTING:** Exterior lighting is set on timers.

Other Information

- The main house (on the right side when facing the house), was built in 2007. In 2011, the other half of the home was built. The new addition starts where the wood hallway is just past the theater upstairs.

Utility Providers

- **Electric: PEC 888-554-4732**
- **Sewer/Water/Trash: City of Austin 512-474-9400**
- **Cable/Internet: Spectrum 833-267-6094**
- **Gas: Texas Gas Service 800-700-2443**