

FEATURES AND UPGRADES FOR 17910 COUNTRY HILLS

2024 Summary of Updates and Improvements since Purchase in 2020

1. All water/plumbing pipes were replaced with PEX in 2021
2. Replaced all waters with tankless water heater
3. Replaced down-hole well components (pipes and pumps)
4. Added water softener in the well house
5. Added water purification in garage to further treat well water
6. Replaced septic field (new pipes and fields)
7. Replaced entire roof
8. Painted exterior of home
9. Added new gutters with LeafGuard
10. Replaced all three air conditioning units with updated duct work in attic
11. Replaced all three furnaces with natural gas
12. Added natural gas to all home uses; left propane for the pool heater (for easier budgeting)
13. Replaced every window in the home (excluding pool room windows)
14. Replaced every exterior door, including pool room doors
15. Replaced every toilet in the home
16. Completely modernized and redesigned the office
17. Completely modernized and redesigned the master suite, including bath, shower, etc. Included replacing majority of drywall and updating lighting
18. All electrical fixtures (switches, lights, fans, etc) have been replaced
19. Fireplaces/Chimneys: inspected chimneys and fixed wear; updated all fireplace glass doors; added critter exclusion at the tops of each chimney.
20. Pool: gutted existing pool and replaced with new plaster, decking, and equipment and added hot tub; redesigned entries to the pool area to improve access from the kitchen.
21. Kitchen: removed all walls, ceilings, and floors to studs; engineered steel beams to allow open design expanding into prior open atrium (adding square footage) while supporting expanded spaces upstairs; kitchen redesign includes a butler's/baker's kitchen with sink and dishwasher separate from main kitchen; main kitchen includes 13'x6' island; appliance garage, water purification faucet in sink; built-in icemaker; Fisher & Paykel stove, oven, and fridge; space for a secondary fridge; custom, walk-in pantry; drinking fountain with bottle-filler station.
22. Kid play space under stairs adjacent to kitchen
23. Family desk or study area off the kitchen
24. Designed mudroom between back entry and kitchen with built-in lockers opposite the laundry room
25. Laundry room with dog wash station, custom cabinetry to enclose machines, and custom cabinetry throughout the bedroom-sized laundry room.
26. Family room completely redesigned to increase size of kitchen pantry; replaced wood paneling with smooth finish drywall; updated all lighting and ceiling fan.
27. Remodeled room at top of stairs to convert into secondary master suite.
28. Remodeled room above kitchen to expand closet and add built-in full-size bunk beds and expanded footprint of room.

29. Remodeled jack and jill bathrooms for each of the upstairs bedrooms (all new cabinets, tile, showers, etc.)
30. Updated lighting and fixtures in all upstairs bedrooms
31. Historic cistern from Sam Houston era was filled with sand to meet insurance expectations, improve safety, reduce mosquitos, and provide aesthetic flower garden.
32. Fenced the entire property, including a working ranch gate and a sliding entry gate with a pedestrian gate and walkway with covered package delivery cubby
33. Private Park including solar-lighted sport court (Pickleball and Basketball), playground with swings, slides, and climbing features, tire park, and in-ground trampoline
34. Added sidewalk to connect park to house to barn; expanded back deck for improved social space and improved drainage; rebuilt the back deck
35. Added custom lighting to the gazebo
36. Built garden, garden shed, and chicken coop. Garden includes arched entry; ranch-style entrance gates, and drip watering system to 8 garden beds. Garden shed adjoined to chicken shed with walk-in entry to coop. Chicken coop includes 4 laying boxes on each side and chicken run sized for about 20-25 chickens. Coop includes self-watering feature and feeding system that allows daily egg production with just weekly feeding.
37. Built shed and equipment storage area appropriately shielded from the house and social areas.
38. Rebuilt the wellhouse to include a hinged roof allowing well work without destroying the roof (unique according to well work company)
39. Built fire pit area with seating
40. Cleared 3 acres of underbrush while preserving the pines; added grass
41. Replaced entire irrigation system (38 zones). All on water well. Seller willing to orient buyer or buyer's landscaper.
42. Added exterior lighting
43. Constructed dog/goat run space with enclosed shelter for winter and open shelter for summer
44. Completely redesigned decrepit horse barn (30'x60') and remodeled as party space with half bath, full kitchen, and hobby room (currently a gym). This remodel included replacing all exterior siding on north and west sides, replacing the roof, replacing the floor with custom stained and coated concrete; added loft for game space. Barn includes air conditioning and is wired to connect to modest portable generator to create living space during power outages. All windows and doors replaced as part of remodel and exterior painted.

All information is for information purposes only, we believe it to be reliable, however everything is subject to error, omission or change. Please verify independently. If you notice any discrepancy, please contact us Jerry@TheSantiagoTeam.com



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