

Features & Updates

21610 Hagilbert

½ acre , peaceful cul-de-sac lot, with no back neighbors!

\$55k+ remodel (*not counting pool*)

-20mm waterproof designer engineered vinyl flooring (9k) [Revoplus - SPC Archives - Texas Best Flooring Company](#)

-New windows: double pane, low-e- 2023 (2k)

-New Kitchen Cabs and Backsplash, granite countertops, Kohler chef sink; Soft close cabs, custom inserts (20k)

-Whirlpool stainless steel appliances, Fridge will stay

-New Shower in master, bath/shower combo in bathroom 2; custom solid-wood vanities in bathroom with quartz countertops, soft close (5k)

-New front door, new interior doors, 2024; back door 2022 (2k)

-New Paint 2024, walls floated and textured. (4k)

-Exterior paint 2023, new trim around windows

-New 5" Baseboards and crown molding throughout

-Roof w/ architectural shingles- 2019

-Home was re-leveled in 2019

-New Inside A/C Unit 2024 (2k), outside unit serviced in 2024

-New Hot Water Heater – 2024 (1k)

-2 sheds with power- 10x16 and 12x16 with storage loft and A/C

-50 Amp Emergency Standby Outlet installed at exterior for a backup generator

-New Fence in front and right side of property, double gate (\$6k) in 2023

-Boat/RV/Vehicle parking behind gate, carport: 16'x18' w/10-foot legs

-Dozen oaks in back, no pines

-Cornelius Salt water pool 15'x26', steel wall hull, installed by Amos Pool Company (10k)

[CANYON_Grayrok_Nov2020.pdf \(aamcopoolservice.com\)](#) -Oval Grayrok

-Spacious back porch

-Never flooded, even during Harvey

-Low Tax 1.80%, HOA \$560 annually

-Septic and well with aerobic system; new septic compressor 2023 (400)