

12160 Lake Vista Dr  
Willis, TX 77318  
Improvements since October 2021

Nov 2021

Replaced Roof- Lifeline Roofing installed 30-year Architectural shingle with raised ridges

INTERIOR

Cabinet fronts throughout the house.

Cabinet and drawer pulls throughout house.

Ceiling fans throughout house and outdoor porch with LED lighting (except for living room).

Door hardware throughout the house. (Kwikset)

Paint throughout the house. (PPG, BEHR)

LPV commercial waterproof flooring on entire 1<sup>st</sup> floor.

Added tankless water heater for Kitchen and serving upstairs.

All TVs (including outdoor) included in sale.

New toilets throughout.

Kitchen

- 10"x10"x27' foot long Steel Beam (3/8" flange with 4x4 steel supports in wall, fully welded to anchor plates to open view.) Removed 2 walls in kitchen and dining area for views
- Cabinetry and hardware with soft close doors
- 1 piece quartzite slab island with pull out drawers in cabinets and soft close and custom-built spice cabinet in island drawer
- Appliances (Double Fisher & Paykel refrigerators, Bosch dishwasher, LG SmartThinQ double ovens, 6 burner Forte cooktop, Frigidaire Gallery built-in microwave and Ruvati SS sink with Kingston Brass pre-spray and pot filler for coffee bar)
- Lighting (cans, pendants, all LED)
- Countertops (Quartz and Quartzite) Quartz window sills
- Stone backsplash
- LPV commercial waterproof Flooring

Laundry

- Backsplash
- Quartz counters
- Automatic pet watering bowl (additional one located outside doggie door)
- Doggie door
- LPV commercial waterproof flooring
- LED Lighting

#### Living

- LPV commercial waterproof flooring
- Rebuild built-in cabinets
- Replaced cabinet doors/drawers and hardware. All soft close

#### Bar

- Kalamera wine cooler
- Edgestar ice maker
- Cabinets and hardware with custom pull out drawers
- Custom Bar top made from old cedar Cross from Texas church
- Quartz Backsplash and windowsills
- Stacked stone on bar front
- LPV commercial waterproof flooring

#### Primary Bedroom

- LPV commercial waterproof flooring

#### Primary bathrooms (2 sides, shared shower)

- Lighting
- Cast iron, clawfoot tub
- Cabinet fronts and hardware (soft close)
- Water closet enclosed on one side
- Plumbing fixtures
- Mirrors

#### Office

- Custom built-ins
- Enclosed office

#### Stairs

- Removed carpet
- Installed oak, stained stair treads
- Banisters and front door are also stained

#### Upstairs Bedrooms

- Plumbing fixtures
- Bathroom light fixtures
- Balcony wrought iron railing added to screened in porch

#### Half Bath

- Vanity and fixtures
- Lighting

2023-2024

REAR EXTERIOR

Landscape lighting throughout.

Exterior lighting on front porch, garage, dock and side.

Tree canopy raised, as well as trimmed.

Installed gutters and downspouts.

Gutters tied into drainage system on North side.

Drainage system on both sides of property.

Extensive sprinkler system upgrade to service entire 1 acre property.

Belgard retaining wall around pool with Belgard paver pool deck.

Back Porch

- Built-in Giraffe Power Washer
- Screen door with built-in doggie door
- Fully enclosed screened patio

Pool

- Pool replaster - Pebble tec
- Pool tile
- Pool conversion to Salt Water
- Expanded pool deck with Belgard pavers and steps
- Built pool retaining wall and steps (Belgard)
- Wi-Fi Pentair Pool controller
- LED lighting in spa and pool

Fire Pit/Kitchen area

- Stone Fire Pit with firebrick interior and drain plug topped with Arkansas blue stone
- Outdoor kitchen area pre-plumbed with conduit for electric, gas, water and drainage installed
- Flagstone cooking patio off paver kitchen area

Dock Area

- Wood bulkheading and cap – 130 feet, 1 year old (Butch's Bulkheading)
- Expanded dock area
- First floor decking and substructure (1 year old)
- Boat lift motor (Boat Lift Company)
- Boat lift rigged for tri toon
- Boatlift for two jet skis
- Built-in Giraffe PowerWasher

## Yard

- Leveled and sod installed
- Landscaping plants
- Added additional flowerbeds
- Flagstone pathway to side garden
- Wrought Iron fences professionally repaired and painted
- Landscape lighting
- Rose bush trellis
- Blackberry trellis
- Potted plant irrigation system
- Retaining wall tree well with drainage conduit to lake