

1211 Algeria Road - Seller Investments

Smart Home & Technology

- Smart-dimmable light switches installed throughout interior + exterior lighting. [Koenig Electric]
- Professionally wired whole-home LAN network and Google Fiber integration. [Austin Home Systems]
- Alarm.com home security system professionally installed and monitored.
- Upgraded ecobee ProSmart home thermostats on each floor.
- Schlage SmartHome & touch keypad door locks for multiple exterior doors.

Interior Design Enhancements

- Motorized, SmartHome enabled custom shades in Living + Kitchen + Dining + Upstairs Living + Secondary Bedroom + Primary Bedroom Suite.
- Custom-made designer curtains in all living areas.
- Designer wallpaper installations in Powder Bath, Laundry, Upstairs Secondary Bedroom, Upstairs Secondary Bath, and Casita Bathroom.
- Premium lighting fixtures: Ralph Lauren Home & Visual Comfort chandeliers in Dining + Living + Stairway.
- Premium glass shower doors in upstairs secondary bath. [Shower Doors of Austin]
- Additional closet storage systems in upstairs bedroom closet, hall storage, Casita Closet & Primary Closet [Container Store, Elfa]

Mechanical, Pool & Utility Upgrades

- Upgraded sewer lift pump and grinder with new electrical and alarm system. [Austin 360 Plumbing]
- Upgraded Pentair BioShield UV Sterilizer for pool water. [Ohana Pools]
- Two custom created overhead garage storage.

Exterior & Landscaping

- Gutter Guards installed on all gutters. [Brother Who Do Gutters]
- Extensive investment in mature heritage live oak and old-growth pecan trees throughout the yard.