

## 104 Melody Upgrade List (over \$255K in updates)

- **Kitchen**
  - Countertops, backsplash, sink, faucet, cabinet repaint with hardware, new chandelier
  - Custom island with Pearl Ice Maker, 2019
  - Bosch Dishwasher, 2022
  - New GE Microwave, 2024
  - Opened up area between kitchen and living creating larger kitchen eating area, 2018
- **Flooring and stairs**
  - White oak natural hardwood floors throughout first floor, 2018
  - LVP floors throughout second floor, 2022
  - Double staircase: natural white oak wood treads and painted risers, railings replaced with fully custom iron and wood railings, new sconces, 2022
- **Dining room:** custom ceiling wallpaper and chandelier, 2021
- **Master bathroom – 2018**
  - Free standing tub, walk-in shower tiled to ceiling, cabinet repaint with hardware, wall sconces, mirrors, and toilet
- **Downstairs full bath:** New shower, floor and wall tile, vanity, sconces, mirror, toilet, 2022
- **Upstairs flex area – 2022**
  - Mezzanine upgraded to bonus/study/library space
  - Custom built-in wood shelves and countertop creating an enclosed workspace
  - Custom board and batten wall conceals entertainment projector and sound for living room wall
- **Garage**
  - 5 new garage ceiling racks & wall shelf, 2020
  - New (2) Garage Doors and motors, 2021
- **Porches**
  - Front: New tile and finished porch ceiling, 2022
  - Back: Travertine flooring, 2022
  - 2 new outdoor fans, back porch, 2023
- **Pool**
  - New propane pool heater, 2020
  - New Hayward 2.7h variable speed pool pump, 2022
  - New D.E. Pentair pool Filter, 2021
- **Yard**
  - Synthetic grass off back porch, 2022
  - Turf sports field, 2024
  - Front / back landscape professional lighting, 2022
  - Newly landscaped fire pit area, 2024
- **HVAC – New Carrier HVAC Condenser + Furnace replaced for all zones**
  - Zone 1, 2021
  - Zone 2, 2022
  - Zone 3, 2022
- **Other items**
  - 2 new Rheem water heaters for each zone, 2022
  - New gold door hardware through home, 2021
- **Paint**
  - Sherwin Williams Emerald washable flat paint on all interior walls, 2018
  - Exterior house paint, 2024

## 918 A Electra Street Upgrade List (over \$100k in updates)

- Pissarro LW wood flooring and new baseboards, 2025
- All new interior lighting, locks, door hardware, doorbell 2025
- New Rheem water heater, 2024
- HVAC – Carrier Infinity Heat Pump System – 2015
- 30-year roof – 2015
- Complete exterior + interior paint, 2025
- Perimeter fence painted black, 2025
- New Kohler toilets X3, 2025
- Septic tank drain + blow out all lines, 2024 (currently at same status, with zero activity since cleanout)
- New Sliding Glass Door – 2021
- Wood Burning Fireplace Redone, Sealed and New Hardiplank – 2020
- Appliances

**Documents available upon request**

- 918A Electra Septic Inspection Report 2024
- 918A Electra LCRA Records 2024
- 918A Electra LCRA Report Approval Jan 2024