

## **4107 Jefferson Street - Seller Improvements from Fall 2021 to Present**

2021

### **Exterior**

- New hardi-plank siding and trim [except garage].
- New Pella windows throughout; mix of casement, sliders & double-hung.
- New 8'x8' Pella Lifestyle wood sliding doors installed in the dining room + primary bedroom.
- Full exterior paint.
- New solid oak front entry door with sidelights.
- New exterior lighting.
- New concrete footing and access door to crawl space under the house.
- Cleaned up circuits and breaker box with all new labels.
- Added 240-plug in garage.
- Irrigation system - added zones and sprinklers to the existing Rachio sprinkler system.
- Removed a large oak tree in the backyard which was diseased and had excessive lean over the house [Approved by City of Austin].

### **Interior**

#### Kitchen:

- Fully gutted down to the studs; enlarged & reconfigured layout entirely, completely remodeled.
- Removed an existing step-up into the kitchen to create one level.
- Installed new LVL beam at entry and installed custom archway.
- Created a new walk-in pantry with pocket door entry and sensor lighting.
- Updated to new electrical and plumbing.
- Custom cabinetry with recessed soft close doors and drawers.
- New 32" stainless steel apron sink.
- New Kitchenaid dishwasher + New Kitchenaid drawer microwave in the island.
- Wolf 48" gas range - 6 burners, griddle, double-oven.
- Wolf 48" vent hood.
- Quartzite and marble slab countertops.
- Marble tile wall from counter to ceiling behind hood
- Built-in and recessed refrigerator location.
- All new solid white oak floors.

#### Laundry:

- Reconfigured layout to allow for walkin laundry room and large enough for side by side washer & dryer units.
- Updated to new electrical and plumbing.

- Quartzite countertop and backsplash.
- New pocket door.
- Added AC duct/vent to the space.
- Created access panel in Bedroom #3 closet, for easy washer & dryer hookups and install.

#### Primary Bedroom:

- Guttled down to the studs; raised ceiling height to 10 feet.
- Enlarged doorway to bathroom; new pocket door to bathroom.
- All new sheetrock + baseboards + trim.
- New recessed lighting.
- Minka Aire ceiling fan with remote.

#### Secondary Bedroom #3:

- Removed exterior door, leading to side driveway; closed with new sheetrock and exterior siding.
- New recessed lighting.
- New smart fan with light
- Custom murphy bed system with wall-to-wall and floor-to-ceiling cabinetry, nightstand pullouts, and electrical plugs.

#### Secondary Bathroom:

- New recessed lighting + new exhaust fan.

#### Second Floor:

- Repositioned & redesigned new staircase with solid oak treads, wrought iron balusters and solid oak handrail.
- New access door from existing walk-in storage closet to the newly created & large walk-in attic storage space.
- Decking in the new walk-in attic storage space.
- Added foam insulation to the new walk-in attic storage space.
- Two new mini-split HVAC systems [on their own new sub-panels/breakers].

#### Additionally:

- LVL beam under second floor loft to open living/dining space.
- New solid oak hardwoods in all the redesigned areas; sanded and stained all remaining original hardwoods.
- Recessed lighting throughout the house [living areas, all bedrooms, bathrooms].
- Recessed TV niche with new electrical.
- Full interior paint.
- Light fixtures from Restoration Hardware.
- All new HVAC air vents and return air covers.

## 2024

- Roof replaced by Vaquero Roofing, August 2024 [new decking on approx. ¼ of roof].

## 2025

### Foundation:

- Foundation lift of 7 new piers to shore up the northeast side of the house, by Level Best Foundation, April 2025.

### Primary Bathroom:

- Fully gutted down to studs; enlarged & reconfigured layout, completely remodeled, April + May 2025.
- All new marble floors in the bathroom and walk-in closet.
- All new marble shower tile-surround and marble mosaic floors.
- New Kohler shower door system with magnetic closure + new fixtures with handheld.
- New vanity with quartz countertop, new sinks and fixtures.
- New custom cabinetry with quartz counter and marble backsplash.
- New single piece toilet; new custom cabinetry above toilet.
- + created a second closet in primary bedroom area with double doors.
- + custom double continuous sliding rod and drapery system in primary bedroom area.

### Additionally:

- Removed tile from front porch and replaced with new brick, April 2025.

## HVAC:

- **Main HVAC - 7/2020 (Mfg. date); uncertain of its exact install date.**
- **Two mini-split HVAC systems installed 10/2021.**

## Water heaters:

- **Tank in garage - 5/2017 (Mfg. date); uncertain of its exact install date.**
- **Tank under house [under bathrooms]; 10-gal tank; this tank is sourced from first, then switches to the other tank; uncertain of its Mfg date & install date.**