

## **Home Improvements and Upgrades**

2022 A/C replaced

2022 Roof replaced

2021 Interior and Exterior Paint

2021 Kitchen Renovated:

Kitchen – Walnut slab door base cabinets with White Slab door upper cabinets, soft close drawers and doors.

Kitchen - Quartz countertops

Kitchen - Wine Fridge

Kitchen - Double ovens

Kitchen - Spring handle kitchen faucet with Rectangular Stainless Steel Single Basin Sink

2021 – upgraded to 5 Panel doors

2021 – upgraded to 5.5” flat baseboards

2021 Barn Doors to Game Room and Hallway Closet

2021 Brushed Nickel Lever Door Hardware

2022 Custom Metal Horizontal Stair Railing

2021 New Tile in Foyer, Gameroom, Downstairs Hall, Bath 2 (downstairs bath), and Powder

Wood Floors – Family, Kitchen, Primary Bedroom, Stairs, Upstairs Hall

2021 New Powder Vanity Furniture and Plumbing Fixture

2021 New Cabinets with Quartz Countertops in Game Room and Bath 3 (upstairs bath)

2021 New Plumbing fixtures in Secondary Bathrooms.

2021 New chandelier in stairway, New Fan in Family Room, New Fan in Primary, New Fans on Balcony and Patio

2022 Tongue and groove ceilings on back porch and patio

Stereo Pre-wire in Family, Game Room, Primary Bath, Patio and Balcony

TV outlet on 1<sup>st</sup> Floor Patio

Central Vacuum System

Primary Bath – Jetted Tub

Family Room – Wood Burning Fireplace with Propane

Family Room – Custom solid Walnut Mantle

Swimming Pool with Rock Waterfall

In home Vacuum system

Front Door – Originally made for the Train Station in Bertram, TX, it was an extra

2026 – Replaced shower door in Primary Bath

2026 – Replaced Light Fixtures and Plumbing Fixtures in Primary Bath