

**1205 Oatman St.
Additional Info**

IMPROVEMENTS MADE 2008-2009;

- New roof (2008)
- 66 bags loose fill insulation in attic. Lower utility bills (2640sq ft>R-35)
- New air registers on all vents
- New water heater
- New Dakota double pane pull-in easy clean windows
- 2 new ceiling fans
- Electronic dimmers for most lights
- Under & over cabinet lights in kitchen
- New interior doors w/satin nickel lever door handles & hinges
- New exterior doors to garage & new Jeld-Wen French doors to rear, w/plantation shutters by Custom Creations in Burnet
- New kitchen sink, extendable faucet, soap dispenser, & insinkerator disposal
- New icemaker
- New master bath w/whirlpool tub, stainless/frameless shower glass, granite top, double sinks, high vanities, linen closet, extra lighting on dimmer controls, & custom cabinets
- 14 new light fixtures
- Expanded great room
- New pergo laminate floors
- Closet organizer in master
- New paint through out and on garage doors
- New paint on kitchen cabinets w/pull out corner cabinet shelves
- Faux brick arches
- New 6' wood privacy fence
- Built in ironing board
- Sprinkler system
- Added receptacles in storage building, motion light, interior, & porch light
- New A/C, 4 ton w/new A-coil (06/2009)
- Glass tile backsplash (2015)
- New exterior paint (2016)

Average utilities for 2009: \$202.74/month
2010: \$197.46/month

(REVISED 6/28/2016)