

975 ROOSEVELT DR-SILSBEE, TX UPDATES SINCE 2007

- Installed new flooring throughout home (excluding Hall Bath).
 - Granite tile in entryway & in front of fireplace hearth
 - Laminate flooring in dining room and kitchen
 - Ceramic tile in utility room and powder room
 - Carpet in remainder of house
- Re-painted interior & installed new door hardware with lever style door “knobs”.
- Replaced old single-paned windows with Energy Star double-paned windows.
- Replaced utility room & MBR side entry doors with Energy Star Doors w/internal blinds
- Inside HVAC coil replaced with more efficient unit to match efficiency rating of the newer outside unit.
- Circuit breaker box replaced & new outlets added to powder room, utility room, & master bath.
- Replaced ceiling fans in living room, sewing room, & kitchen breakfast area.
- Water heater replaced and water recirculation unit added.
- Installed top-down, bottom-up cellular shades on all living room & bedroom windows.
- Kitchen Updates
 - New granite countertops & granite backsplash
 - Added under-cabinet TV/ DVD/ Radio/ iPod Docking unit
 - Replaced sink, garbage disposal unit, & dishwasher
 - Replaced old faucet with arched pull-out style (spout doubles as spray nozzle)
 - Added instant hot water dispenser for hot chocolate, tea, etc.
 - Replaced sliding glass doors to deck with Energy Star French Doors w/internal blinds
 - Added sliding drawer utility and swing out pantry cabinets (each approx. 36”w x 84”h x 24”d)
- Master Bath updates
 - New double-sink vanity top & faucets
 - New Jacuzzi tub with surround, pressure balanced valve faucet, & curved shower curtain rod
 - New toilet
 - Installed new light fixture & had wiring corrected so that both vanity lights were on the same switch.
- Hall Bath updates
 - New tub with surround, pressure balanced valve faucet, & curved shower curtain rod
 - New light fixture
- Powder Room updates
 - New vanity top & faucet
 - New toilet
- Workshop/Storage Room
 - Added window AC & portable heat unit for climate control
 - Had new circuit & feeder cable added to allow for future workshop expansion
- Pool area
 - Repaired broken pipe for pool backwash drain
 - Mulched & landscaped
 - Diving board re-installed
 - Lighting updates (lamp posts)
 - Drip irrigation installed for pool landscaping & garden area