



Living Area	Calculation Details
First Floor	2444.88 Sq ft
Second Floor	1734 Sq ft
Total Living Area (Rounded):	4179 Sq ft
Non-living Area	
Screen Porch	509.24 Sq ft
Covered Porch	24 Sq ft
Covered Porch	120 Sq ft
Balcony - east	120 Sq ft
3 Car Detached	875 Sq ft
Storage	300 Sq ft
Covered Porch	144 Sq ft
Balcony - west with crank gate	96 Sq ft

Updates for 6846 Golden Lane

2017 -

Septic replaced with city/county regulations size - PERMIT - for 5 baths
New hand held/hanging shower heads - 2 - down master
Replaced and repaired ALL outside light fixtures and security lights
Replaced ALL 3 garage door openers and there are remotes for 3
Kitchen faucet - gooseneck with spring adjustable and two stream choices

2016 -

HVAC DOWNSTAIRS- Dave Lennox Signature Edition top of the line - wifi and computer type screen
Kitchenaid Dishwasher -
Water softners for house this size and potential water usage - custom built by Alamo, San Antonio- OWNED
Replaced all 5 toilets for low water toilets
Laundry Room -
 granite counter tops
 Tiled floors and into hall connecting to kitchen
 Painted walls and ceiling
 New utility sink and pullout faucet
Living room and Den - painted
Installed a ss and glass door and shelves TITAN beverage fridge next to free standing ice maker -
Treated and fertilized all trees
Added Sunbrella drapes and matching indoor/outdoor rugs on large screened porch
Added bead boards onto lower area below screens
Planted large bur oak next to fish pond
Installed 3 water catchment tanks -500gal.; 250 gal. and 100 gal.

2015 -

Dacor 100 year roof
All roofs on all out buildings repaired or replaced
Safety glass installed in large picture windows in den

2013 -

Custom drapes made for large den windows

2012 -

Remade large walk-in shower with custom tiles on all surfaces including ceiling
 1 long bench and custom shelf
Glass swing door installed
(Has a sauna fixture as well)
Planted a lot of tall scrubs and perennials

2011 -

Installed wine cooler into large wet bar
Installed Jotel wood stove that will heat entire 4200 sq. ft. Burgundy enamel/iron bought at Fireplaces Plus
Track lighting installed in dining room 5 and 5 close to the ceiling glass fixtures

2010 -

Built 3 stall horse barn large sliding doors and large stalls
Fence repairs and new build
Remade inside staircase including carpet
Painted Diningroom, sitting room, and office - custom colors and application with 7 ft. "thin chair rail"
Recarpeted office
Custom glass door display case with glass shelves and LED lighting tall
Fish pond - with koi and gold fish. We were about to add a waterfall as there's a hill right next to it and rearrange the rocks and cover the inside. There are reeds and water lilies growing as well.

Installed 4 awnings over all south side windows
Installed/replaced upstairs high end carpet
Installed tile in upper master bath and office/bedroom/bedroom

2009 -

Kitchen remodeled

Brazilian granite installed on counters, up to bottom of cabinets, on island, and on pass-through/bar/counter
Replaced upper cabinets above pass through with glass door insets
Installed - a 2 basket set shelf pull outs on island
Installed- a tall and wide three shelf pullout on island
New Stainless Steel appliances -
3 door Kitchenaid refrigerator
30 in. Kitchenaid warming drawer/slow cooker under cooktop with professional covered ss pans and racks
36 in Pro Series ss smooth top with multiple heat settings
3 bowl all deep ss sink
Double ovens - Kitchenaid
Lighting hotwired under cabinets on both sides of sink
Stained glass dragonfly light fixtures over sink and cabinet area x 2
Pro insinkerator garbage disposal
All under cabinets have pullout drawers
Built raised BBQ area with a slanted tin roof and three long steps
Built raised beds for veg. gardening

2004 -

Landscaping

Zero scaped back yard and planted natives on berms
Hand laid flag stoned walk in side and around to covered east patio

2003 -

Installed 20" Marrazi tiles in living room and down stairs master