1122 CR 3750 Hawkins, TX 75765

List of exterior home improvements:

1. Added Solar Power with grid tie-in and battery backup; generates ~$50 worth of electricity per month.
2. Added filtration to water system to remove iron.
3. Removed chain link fence and some old barbed wire fence around house.
4. Cross-tie fence along drive way.
5. Re-painted fence along drive way.
6. Painted exterior of shop and added lighting inside shop.
7. Custom Copper/Brass/Wood mailbox.
8. Painted carport/balcony.
9. Painted trim around eves.
10. Gel Stained/polyurethane faux woodgrain on garage door, front door, kitchen door.
11. Added stained cedar siding around carport/balcony.
12. Built fence around dog house area - treated pine (stained) and galvanized horse fence.
13. Poured 1360 sq ft patio with fire pit and seating area.
14. Covered patio in 1" thick cream Austin Limestone; hand finished.
15. Built custom 600 sq ft cedar pergola with arches; stained with premium outdoor stain; acrylic roof panels.
16. Put in limestone retaining wall and flower beds around patio.
17. Landscaped area around house; added Italian cypress, river rock, decomposed granite.
18. Added landscape lighting around patio, fire pit, and whole house.
19. Improved drainage by garage.
20. Covered brick exterior with stucco.
21. Replaced pipe columns with stained cedar columns by front door and kitchen door.
22. Added stained cedar custom faux shutters.
23. Replaced all exterior light fixtures.

Interior improvements:

1. Replaced windows in kitchen/dining/living area with custom Anderson windows; living area has French Casement crank windows; door to patio also replaced with Anderson French doors.
2. New Restoration Hardware light fixtures in living/dining room and above kitchen sink.
3. Replaced laminate flooring with engineered maple flooring in dining/living room and balcony.
4. Replaced all carpets.
5. Covered exposed aggregate floor in kitchen and downstairs bath with 1" thick custom Austin Limestone - hand finished.
6. Painted kitchen cabinets with premium black chalk paint and polyurethane.
7. Added under/over cabinet lighting.
8. Vasari stucco and limewash on walls in kitchen, living/dining room and downstairs bath.
9. Installed Custom stained baseboards/trim and doors in kitchen, living/dining room, and downstairs bath.
10. Removed sheet rock downstairs and stained rafters; re-ran wiring in painted conduit and added light fixtures.
11. Replaced balcony guard with custom iron balusters and rail.
12. Painted and polyurethane spiral staircase.
13. Painted upstairs.
14. Enlarged opening between kitchen and dining area; added custom live edge walnut bar finished with tung oil.
15. Installed kitchen backsplash.
16. Downstairs bathroom: added custom hand carved Austin Limestone sink, custom vanity, antiqued mirror wall, new light fixtures, and walnut live edge shelves.
17. Turned around washer/dryer connections to move them from garage to inside.