

## List of 2021 Home Improvements

### Kitchen

- New jumbo kitchen island with custom cabinets, tons of storage, microwave, wine fridge and Cambria Port Rush quartz countertop
- Custom cabinets added to upper cabinets. Glass front 15" lighted cabinets on top. All new hardware on every cabinet and drawer. All cabinets painted in 2021. Under cabinet lighting added
- New Blanco kitchen sink, hands-free Delta faucet and garbage disposal. Reverse Osmosis (RO) water filter installed on sink and plumbed to ice and water in the refrigerator
- Caesarstone quartz countertops around sink
- New backsplash tile that frames the kitchen window
- All new KitchenAid appliances - refrigerator, double convection oven, dishwasher, microwave and induction cooktop
- All new recessed lighting
- Slide out Rev-a-Shelf to cabinet drawers in pantry cabinets

### Formal Dining Room / Lounge

- Feature wall - grass cloth wall paper
- Added wall sconces and new center light fixture

### Front Entry Way

- New light fixture
- Changed front door height to 8' and added new fiberglass and glass double entry doors

### Living Room

- New custom built-in cabinets next to fireplace
- New recessed lighting and windmill ceiling fan
- Black walnut wood fireplace mantle added
- New 8' sliding glass doors installed w/ custom transom windows above doors

### Primary Bedroom

- New 8' sliding glass doors installed w/ custom transom windows above doors
- Spray foam insulation added in walls bordering guest room and living room for sound proofing
- New ceiling fan
- New recessed lighting
- New TV cabling in wall and installed appropriate outlets

### **Primary Bath**

- New large custom shower w/ dual shower heads, niche insert with shelves for shampoo/soap. New frameless glass door
- All new high-end Brizo sink, tub and shower faucets
- Replaced countertops w/ Caesarstone quartz
- Installed new undermount sinks
- Caesarstone quartz installed in window sill and around jacuzzi tub
- New light fixtures and newly added recessed lighting
- Custom storage cabinet w/ extra electrical outlets on countertop
- Added electrical outlet in toilet room for Brondell heated bidet toilet seat
- Painted all cabinets and installed new hardware

### **Guest & Half Bathrooms**

- New quartz countertops
- New undermount sinks & faucets
- Painted all cabinets and installed new hardware
- Installed new light fixtures and exhaust fans

### **Laundry Room**

- Replaced countertop w/ quartz to match bathroom
- Added custom iron hanging rack
- Added collapsible wall mounted folding table
- New light fixture
- Painted all cabinets and installed new hardware

### **Floors**

- Replaced flooring with Tenacity Engineered Stone Flooring. Installed throughout the house, bonus room and primary bedroom
- Premium Stain Guard carpet and padding in guest bedrooms & closets
- Primary bathroom has new tile floor

### **Painting & Misc.**

- House completely repainted inside and out
- Replaced all wood baseboards
- Replaced all door handles and hinges
- All new Kohler comfort height toilets
- Replaced & upgraded Central Vac system in 2021

### **Bonus Room**

- New recessed lighting and ceiling fan
- Mud room set up with bench and custom cabinet for mail center
- Added decking in attic over bonus room for storage

### **Front Porch**

- New cedar deck and vaulted ceiling with new recessed lighting and ceiling fans

### **Exterior**

- Metal roof installed in 2021 w/ 24 gauge Galvalume in Medium Bronze w/ a 40-year limited COOLR "Paint" Warranty
- Renewal by Anderson replacement windows throughout house
- All new exterior light fixtures
- New skylight installed over kitchen
- New 5" gutters with premium mesh screen gutter guards
- Resurfaced and stained concrete patios
- Added stone to side wall of house to complete all sides masonry
- New sleek metal fencing and all custom gates in backyard. All fencing painted to match the roof and trim of house
- Installed 31,078 gallon rain water collection tank for landscape. Can be retrofitted to filter and bring water into the house

### **Detached Garage**

- Oversized 3-car detached garage w/ metal roof to match house. 10' interior ceiling height. Spray foam insulated and sheetrock on walls. Large enough for crew cab dually truck.
- Wired to add a mini split AC system in the future
- Interior & exterior lighting
- Interior storage closet
- Decked attic for extra storage

### **Landscaping**

- Custom paved walkway in front yard to porch and front door
- Bermuda grass in front & back yards
- Water fountain feature in front yard
- Professionally designed landscape architecture in front and back flower beds

- Automatic sprinkler system in front and back yards connected to rainwater collection system
- 75 trees planted around the ranch including Cedar Elms, Arizona Cypress, Sycamore, Texas Ash, Redbuds, Chinquapin Oaks, Bur Oaks and a Shantung Maple

### **Additional Features of Property**

- 16' x 40' Arched Cabin w/ mini split AC/heat and water hook-up for office, studio or tiny house (no plumbing currently)
- Level pad site (~ 30' x 75') for future build with water, electric and septic (septic sized for a 5-bedroom home) connections in place
- Property located 10 minutes from the entrance to River Ranch County Park - 1,354 acres of beautiful meadowlands, woodlands, hills and escarpments that provide hill country vistas between Leander and Liberty Hill that will offer park users the opportunity to camp, picnic, hike, bike, ride their horses, nature watch or just relax outside