

937 Skyview Lane, Camp Wood, TX 78833

Upgrades and Updates:

1. 18' x 24' all steel frame carport with power, separate electric panel, and 10' x 6' storage room
2. Emporia Energy Level 2 EV car charger in garage on dedicated 60-amp circuit – can charge at 48 amps – with phone app support – located in carport
3. Carport has new gutters with catchment pipes draining into back-up 3000-gallon cistern tank
4. SimpliSafe alarm system with base station, keyless entry, one indoor Wi-Fi camera, three outdoor Wi-Fi cameras with one being wireless located in carport, one wireless on corner of porch with solar panel to allow of front door monitoring, and wired camera on power pole to monitor back yard
5. Fresh paint on exterior of house – walls and trim – November 2024
6. All interior wood paneling cleaned, sealed with two coats of Killz, and two coats of premium paint
7. All internal and external lights upgraded
8. Commercial grade carpet squares in bedroom for easy maintenance
9. Level 3 waterproof vinyl flooring with upgraded underlayment in living room
10. Temperature and humidity controlled electric attic vent fan
11. New gutters with leaf drain covers on main house and carport
12. Main house has new catchment system pipes to primary 550-gallon cistern
13. Fresh Water brand in-line dual water filters with single UV filter system
14. Temperature controlled electric pump house heater
15. Temperature controlled external pipes and pipes in attic wrapped with heater tape and then sealed with foam wrap
16. New kitchen cabinets with pulls
17. New laminate kitchen countertop
18. New upgraded kitchen sink with matte black kitchen faucet
19. All electrical outlets and switches replaced with specialized, upgraded fixtures
20. New refrigerator, stove with built-in induction stove top, and microwave
21. Laveo Dry Flush toilet with battery back-up – no water required, waste can be safely disposed of in regular trash service
22. New subfloor in bathroom
23. New corrugated half-wall panels in bathroom
24. New bath vanity with oil rubbed bronze faucet
25. Oil rubbed bronze rain head and water control lever in shower
26. 5-gallon water cooler with instant heat button and water bottle storage unit
27. Barn style black metal and glass sliding door separating living room from bedroom
28. New front door with black metal design sandwiched between privacy glass panels
29. Outdoor speakers connected to Airplay controller via Bluetooth with connected bass

30. Outdoor, plastic urinal on back porch with water spigot rinse and 50' drainage pipe
31. Porch lights and barn lights flanking both ends of the house are all on dimming switches and are application controlled
32. New mini split HVAC units in both bedroom (2023) and kitchen (2021)
33. Upgraded 1 gig fiber optic line to home for internet service and TV streaming
34. Cellular signal booster mounted to outdoor roof with receiver mounted to indoor living room ceiling
35. Tempest weather station (web enabled) mounted to roof
36. Flower beds ringed with locally collected rocks and mulched with shredded cedar mulch – Talavera-style animals convey
37. Outdoor black cast aluminum chiminea with four black Adirondack non-wood, weather resistant chairs
38. New bathroom triple action bathroom fan – exhaust, light, and heater
39. Propane stove with remote in living room
40. Two bird feeding stations with raccoon guards plus two hummingbird stations – lots of birds will be spotted using these features
41. Fashion tiled kitchen backsplash with live edge shelf
42. New plumbing under kitchen and bathroom sinks
43. Sensibo mini split Wi-Fi remote controllers for both Mini split HVAC units
44. Rock flowerbed rings in sloped hill area protecting native specimen plants, i.e. mountain laurel, Texas persimmon, sotol, agave, agarita, and catus