



1310 Golden Bear Ln

Home Updates

updates done Before Purchasing

- 2014 - Metal Roof - Main House, Carport, Walkway, and Guest House- 26-gauge Galvalume
- 2015 - Double Pane Windows - Main House
- 2018- Exterior Paint- Main House and Guest House (Blue/Teal)
- 2018- Interior Paint- (white) Main House
- 2019- Carpet Replaced- Main House
- 2019- Wood-look Tile- Main House (Kitchen, Dining, Flex Room off Kitchen)

updates done After We Purchased

- 2019- Tankless Water Heater (replaced again in 2022 after BIG Freeze)
- 2019- Same Wood-Look Tile added to 4th bedroom- Main House
- 2019- Carpet Replaced - Guest House
- 2020- Interior Paint - Guest House
- 2020- All New Appliances - Guest House
- 2020- Wi-Fi Connected Rachio Sprinkler Controller Added- works with your phone. Sprinklers on Well Water- Pool too!
- 2020- Barnwood Look Tile added to Main Living Room- Main House
- 2022- Kitchen update- Main House (Granite and Butcher Block Counters, Backsplash, Sink, Faucet, and Paint)
- 2022- Outdoor Granite Counters, BBQ area, Wine Fridge, Custom Shelves, TV, and Lighting- ALL included.
- 2022- Backyard Corral Style Fence- built and stained- 5 year Warranty

- 2022- Automatic Driveway gate- Solar Powered, with keypad- for private drive to Guest House
- 2023- ManCave Room Added to Pool House
- 2024- All New Exterior lighting with security lights- ALL Fixtures replaced on Main house, walkway, and front of Guest house.
- 2024- Front Yard Update, Landscape, Planters and lighting- We won Yard of the Month in October!
- 2025- New Faucets- Laundry bathroom, and Primary in Main House
- 2025- Custom fireplace Mantle and wood racks built.
- 2025- Shingle Roof Replaced on Pool House
- 2025- Pool Equipment overhauled- leaks fixed, filter replaced.

Features

- Water Well - Feed sprinklers, Pool fill and all exterior Faucets that are in the yard.
- Fruit Trees- Fig and Loquat (Room for more! We had Lemons in the past!)
- 3 Pecan Trees
- 3 Car Attached Garage with two storage closets, above floored storage, sink, and fitted for wood working vacuum system.
- Oversized carport fits an RV and connects to power in Pool House.
- Pool House- Lawn room side keeps yard stuff out of main garage.
- Footings in place for extended Patio off the Dining room.