

1127 Las Colinas – Property Improvements & Upgrades

Over \$550,000 invested in upgrades and improvements throughout the property, including luxury interior finishes, major exterior enhancements, and high-end amenities.

Interior Upgrades

Upgrade	Cost
New flooring and baseboards throughout	\$65,000
Custom iron staircase railing	\$20,000
Built-in entertainment wall with TV	\$20,000
Custom built-in office / bar area behind kitchen	\$8,000
Designer window treatments throughout	\$15,000
Custom backsplash	\$5,000
Interior painting	\$5,000
Upgraded lighting including spotlights and chandelier	\$3,000
Ceiling fans installed in bedrooms	\$3,000
Premium refrigerator	\$10,000

Backyard Resort & Outdoor Living

Upgrade	Cost
Custom pool	\$135,000
Pool house / guest structure	\$50,000
Retractable backyard awning	\$8,000
Landscaping with turf	\$7,000
Outdoor lighting system (year-round)	\$2,000

Front Yard & Hardscape

Upgrade	Cost
Expanded front yard patio and outdoor space	\$105,000
New decking and driveway improvements	\$50,000

Energy & Home Systems

Upgrade	Cost
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Solar system	\$25,000
Whole-home water filtration and reverse osmosis system	\$15,000
Electrical sub panel upgrade	\$5,000
Tesla charging station	\$2,000

Additional Improvements

Upgrade	Cost
Epoxy garage flooring	\$5,000
Architectural plans prepared for potential expansion	\$5,000

Total Investment in Improvements: Approximately \$568,000