

315 Oak View Circle
El Lago, TX 77586

REMODEL 2019:

- Kitchen, Laundry, Guest Bath, Master Bath, Master Bedroom
Wood-look tile throughout these areas.
- Outdoor Kitchen added. Grill, Refrigerator, 2 burner gas cooktop, sink, trash drawer, 6 storage drawers

Kitchen:

- All new cabinets & drawers and KitchenAid appliances
- Furniture grade paint with hand painted trim
- Custom drawers for cans, trays and spices

Laundry: Furniture grade paint, granite countertops, new backsplash

Guest Bath: New toilet, granite countertops, Furniture grade paint

Master Bath: New tub & spa motor, shower, toilet, countertops

HOME FEATURES

- Large, marbled foyer with curved staircase and chandelier
- Plantation shutters throughout
- Marble entry & library
- Updated light fixtures
- Laundry room has storage, granite countertops and desk as well as built in ironing board, a sink and drink refrigerator.
- Built-ins:
 - Living Room is custom block paneled with beams with lighted glass showcase.
 - Library desk, glass front cabinet doors, full wall of bookshelves, built in file cabinets, granite desktop.
- Wet bar with showcase and storage. Marble countertop
- Decorator cut glass window over master garden tub
- Fully mirrored wall in Dining Room
- Every bedroom has a private bath

Apartment

- Fully self-contained 1 BR/1bath apartment with separate AC/heat, water heater, space and connections for stackable washer & dryer.
- Apartment is wired and ready for a stair lift to be installed if needed.

Garage

Three car garage has air & heat, finished floor, sink, 2 built-in cabinet sections with drawers and understairs closet.

Hurricane Window Protection: Hurricane panels have been custom cut for each window and front door. Each panel is labeled with the window it fits.

Extra Tiles will be left with the home.

Extra Wallpaper will be left with the home.

Cabinets in the upstairs bedroom are separate furniture and do not go with the house. They are being sold for \$3,500.

Yard:

- Backyard and both sides of house and garage are completely covered with pavers including a raised patio behind pool. No grass in backyard.
- Front spotlights on house.
- Back has hard-wired lanterns in beds as well as two large/tall streetlight lanterns
- Extensive landscaping front & back.

Air Conditioners-Water Heaters-Alarm System

See attached spreadsheet

House & Garage Foundation & Construction

- Framing on 20" Centers
- Hurricane clips on rafters
- House has 25 Drilled Bell Piers 8' Deep
- Garage has 8 Drilled Bell Piers 8' deep

Pool Heater 2018

Roof 2023