

2405 WESTOVER RD, AUSTIN, TX 78703

LIST OF IMPROVEMENTS & UPDATES

1. Interior and exterior paint, including backyard fencing, outdoor kitchen, and carport (2021 & 2023)
2. Oak hardwood floors refinished (2021)
3. New dining room chandelier, art lighting and scones (2022)
4. Kitchen remodel (2022), including:
 - Panel ready counter depth Sub Zero refrigerator
 - Scotsman nugget ice maker
 - Pantry built-ins along north wall
 - Blanco Anthracite single bowl sink
 - Soapstone countertops
 - Waterstone pulldown kitchen faucet / brass finish
 - New backsplash
 - Island pendant lights
 - Kitchen outlets, switches, and plates
 - Cabinet hardware pulls / brass finish
5. New fireplace surround, marble floorplate and lighting (2022)
6. Custom drapes throughout (2022)
7. Bed inset in guest bedroom #2 (2023)
8. Gut and redo laundry closet (2023)
9. Installed light dimmer switches throughout (2022)
10. Custom solid wood interior doors and Emtek door handles (2021)
11. Renovated guest bathroom with Carrara marble floors, floating vanity, quartz countertop, Toto toilet, new plumbing, and frameless glass shower (2021)
12. New master bathroom lighting / scones
13. Custom designed master closet (2021)



14. Custom Elfa closet in guest bedroom #2
15. New security system with sensors on all doors and windows (2018)
16. NEST thermostat and front door auto lock and doorbell
17. New walk-through gate installed on east side of home (2023)
18. Breaker panel updated and relocated to outside of home
19. Navien tankless water heater with pump circulator installed (2021)
20. Custom exterior shutters (2021)
21. Driveway gate and automatic gate opener/controller
22. Professionally designed and installed landscaping, including paver sidewalk, lighting, metal planters and edging, privacy trees, sago palms and evergreen shrubs
23. New HUNTER Pro-HC Smart irrigation controller, water flow meter and master shutoff valve
24. New trash enclosure and property fence along the driveway
25. Updated irrigation system including drip lines and sprayers
26. Saltwater pool with remote control, new pool pump and new blower for the hot tub (2021)
27. Gas line for outdoor grill added (2021)
28. 30 AMP outlet added on the side of the carport for RV hookup
29. Updated mosquito spray system in the backyard
30. Hardwired cable/internet access point for the outdoor kitchen

