

6805 Chalk Hill Drive – Improvements (List provided by the owners, 2012-2021)

- Major renovations in 2012 by Austin Kitchen and Bath
 - Complete to-the-studs remodel of all bathrooms with very high-quality materials and finishes, including fully custom-built cabinets throughout.
 - Major remodel of kitchen including re-configured cabinets for 36” cooktop and high-end vent-hood, custom doors, stainless steel appliances, backsplash, lighting and adding cabinetry/enclosure at fridge, sink, faucet, LED lighting.
 - Complete remodel and build out of utility room with new plumbing for sink/faucet, granite counter tops, LED lighting. Ceiling light changed from fluorescent fixture to recessed lights. Fully custom cabinetry and bench area.
 - Conversion of smaller living area adjacent to formal dining into a study with frosted glass pocket doors.
 - Replaced front door with upgraded unit including custom door-frame installation and rot-proof jambs on outside.
 - Changed all lighting fixtures and fans.
 - Painting of most rooms with low-VOC paints from Sherwin Williams.
 - Total cost >\$100,000

- Feb/2014 – Completely new AC units and weatherization
 - All heating and cooling systems fully replaced. Air handlers now use Aprilaire purifier/allergy filters (one big filter per unit).
 - Dual Bryant SEER 19 high-efficiency A/C units.
 - Attic topped up with R16 insulation.
 - Weather stripping in doors.
 - Solar screens.
 - Total cost > \$20,000

- 1/2015 – Children’s playscape by Adventures Outback
 - Material is California Redwood. Also included a custom wood border.
 - Total cost – \$5800

- 2/2017 – High-end garage door from Cedar Park Overhead doors
 - Raynor Aspen 200 2" Double Steel Polyurethane Insulated Gauge Door
 - Total cost – \$2300

- 11/2017 – Brand new deck (including frame) by AusTex.
 - Completely remove old deck.
 - Replace with completely new structure including posts and frame.
 - Stained by C&D services.
 - Total cost >\$12,000

- 12/2017 – Dream garage remodel by Dream Garage Specialists, CertaPro
 - 668 sq-ft of epoxy flooring with grind and patch service for prep.
 - Custom cabinets, workbench and lighting.
 - Prep/repair paint of entire garage.
 - Configurable storage throughout garage including secure bike racks.
 - Total cost >\$10,000

- 12/2019 – Soft-wash of exterior limestone by Shield Hygienic.
 - Not based on pressure washing to avoid damaging the stonework.
 - All exterior stonework treated and driveway steam cleaned.
 - Total cost \$550

- 6/2020 – New fence section by AusTex
 - Replace entire fence on left side of the house (67-feet) including new gate.
 - Total cost \$3000

- 6/2020 – Various exterior improvements/repairs by MEND Services
 - Garage door jamb, trim and paint (replaced all wood surround with treated wood).
 - Masonry services
 - New hose bibs
 - New weatherproof exterior electrical outlets
 - Total cost ~\$5500

- 3/2021 – Landscaping refresh
 - Remove post-freeze damaged/dead plants and re-landscape majority of flowerbeds with 40 new plants.
 - Total cost ~\$5000

- 4/2021
 - Tune-up/repair of sprinkler system including 3 new pop-ups and nozzles.
 - Cost \$520

- 5/2021
 - Power wash and re-stain deck and new fence section (clear) – Cost \$1700.
 - Replaced all (8) wired smoke detectors with brand new units. Replaced battery powered unit in kitchen – Cost \$1200.
 - Various handyman services for minor fixes/refreshing – Cost \$2000.