

707
N MAIN

Dayton, TX

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Property Features

This completely restored property seamlessly blends historic charm and mature tree's, with modern luxury, and designer touches. Renovated by a top designer, this home features custom wood cabinets and trim, granite countertops, plush carpeting, and designer fixtures throughout.

- Living Room
- Dining Room
- Kitchen
- 4 bedrooms
- Fenced Back Yard
- 3 Bath Room
- Upstairs Game Room

Contact Us

281-628-3485

www.LisaClaryProperties.com



What Was Done:

The house has been taken down to the floor joist and studs
(full gut)

Structure:

- Floor joist and ceiling joist have been leveled and redone
- Walls have been re-studded in areas that were previously damaged or old
- Front of house has been extended to add square footage and design stair casing
- Upstairs was completely remodeled in layout and bathroom extended for more storage and to add tub
- Primary closet rebuilt
- Bathroom in Primary completely reconfigured
- Fireplace was rebuilt
- Add built in pantry

Floors:

- subfloor has been replaced through out the primary and entire downstairs living area including the utility room
- Back porch has been rebuilt and structurally corrected

Plumbing:

- plumbing has been redone entirely with pex piping
- Plumbing under the house has been redone to remove old cast iron pipe
- New main line has been redone coming in from the city hook up into house
- Hose Bibs have been redone
- Washing Machine area has been redone
- Brand new tubs
- Brand new shower surrounds
- Brand new toilets downstairs

Electrical:

- Electrical in the entire house has been redone
- Electrical box is brand new and labeled accordingly
- GFCI have been updated and added
- All new puck LED lighting throughout
- New door bell and chimes
- Under mount lighting in kitchen
- Electrical ran to island
- All new lights on front and back porch
- New lighting installed in garage

Insulation:

- insulation in walls is new
- Blown in Insulation added to attic

Sheetrock:

- House has been completely redone with new sheetrock on both walls and ceilings
- New wall texture added
- New ceiling texture

Water Heater:

- New Water Heater

Gas Lines:

- New gas lines from Meter
- Furnace, fireplace, Stove and water heater

Fireplace:

- Rebuilt for structural integrity
- New Flu
- Added new wood exterior at the top
- New metal chase at the top

A/C:

- 2 A/C units are completely new (w/10 year warranty that will be added to your name once purchased)
- -New duct work, vents, furnace, and air handlers
- All new exhaust vents in bathrooms
- New thermostat

Gutters:

- Brand new gutters installed in May 2024
- Awnings and eve boards have been replaced

Attics:

- A/C furnace easily accessible from attic was decked
- Water heater easily accessed
- Last attic spaced was decked and has easy access

Stairs:

- Stairs have been completely rebuilt
- Railing is rebuilt

Front Porch:

- Old boards were replaced and new coat of paint
- Solid cedar columns were added on both front and back porch

Doors:

- Interior doors are all brand new
- Back porch French doors are new
- Front porch solid core door brand new

Appliances:

- New Forno Brand Stove/Oven, Refrigerator and freezer with ice maker, Dishwasher, and Microwave (oven Style)

Built ins/Cabinets:

- Custom built onsite
- Custom trim added
- Custom storage built onsite
- Added custom closet shelvies and rails
- Entire laundry custom built onsite
- New window skirts and molding around
- Cedar Mantel
- Cedar floating shelves in bathroom

Finishes:

- New Flooring
- new carpet and pads
- new floor tile
- all new shower glass
- New shower glass
- New kitchen backsplash
- New luxury granite in kitchen with no seams
- New butcher block counter in laundry and coffee area
- New door handles interior/exterior with key pad
- New garage door opener and motion light
- New ceiling fans
- New pendant lights and chandelier
- New Mirrors
- New hardware throughout the home
- New towel holders and hooks
- New faucets, shower heads, sinks, and garabe disposal

Windows:

- New windows in primary and upstairs
- Windows are all bouble pane

Fence

- May 2024.
- Two gates with ability to lock from inside have been installed for privacy.
- Back yard extends to the property line on the right to chain link fence.(you can add fence for storage or park a trailer or boat.)

Outside:

- Trees have been trimmed (oaks, and small surround trees) 10
- -Extended flower bed
- Added new plants to front and back.
- New cedar mulch added.
- New cedar mulch and landscaping around front trees.

Painting:

- Home has been re-painted on exterior.* (higher quality exterior
- Front and back porch painted. *(higher quality exterior paint)
- Inside has been entirely repainted.
- Mailbox repainted
- Paint comes with a 1 year touch up on all marked spots (for

Random info:

200,000+ Remodel has been done on

NO PID! Water, Trash, Sewage is ran through city,
Electric is with Entergy.
Gas is with CenterPoint.