

ELEGANT HOME IMPROVEMENTS AT 422 LAGO CIRCLE DR

Welcome to a showcase of the exquisite enhancements that have transformed this property into a true luxury haven. With meticulous attention to detail and superior craftsmanship, the following improvements have been made to ensure a perfect blend of elegance and functionality.

Interior Enhancements

- **Kitchen:** Stunning upgrades with painted cabinets, a stylish backsplash, and modern counters and sink.
- **Dining Room:** Elegant trim on walls and windows, complemented by sophisticated shades.
- **Flooring:** Luxurious LVT flooring and plush carpet installed by Carpet Giant in 2020.
- **Primary Bedroom:** A complete reimagining slated for 2025 by Toler Construction.
- **Master Bedroom:** New paint, ambient lighting with a pocket door, and an additional AC vent for comfort.
- **Master Closet:** A chic 10x8 build-out with a dressing area and pocket door.
- **Primary Bathroom:** A 2025 transformation by Toler Construction, featuring a new shower, bathtub, toilet, and stylish shiplap with color drenching for dramatic effect.
- **Hall Bathroom:** Updated with a new shower, plumbing, and sleek fixtures courtesy of Toler Construction.
- **Pool Bathroom:** Interior and exterior upgrades include a new shower, plumbing, and stylish shiplap.
- **Drop Zone:** A practical and stylish built-in addition in the hall.
- **Crown Molding:** Added to living room, study, kitchen, dining, master bedroom, and hallways for a touch of elegance.
- **Water Filtration System:** Whole-home system installed by Culligan of Brazosport in 2023.
- **Tankless Water Heater:** A Rinnai Model with a recirculating pump, ensuring endless hot water.

Exterior Enhancements

- **New Roof:** Installed by Robert Camp Roofing in 2021, ensuring durability and style.
- **Metal Fencing:** Added in 2021 for security and aesthetic appeal.
- **Pool/Spa:** Featuring extra-large cool decking and a gas fireplace, all controlled via app by Bella Oasis Pools.
- **Outdoor Patio:** Covered and equipped with electricity, a TV mount, and electric side wooden fencing by Apex Patio in 2022.

- **Exterior Painting:** Completed in 2023, refreshing the home's curb appeal.
- **Generator Plug:** A 50-amp plug added for peace of mind.
- **Water Well:** A robust installation by O'Day Drilling in 2025.
- **Boat Dock:** New wood decking installed in 2025.
- **Flagpole:** A stately addition by Martins Flag in 2025.
- **A/C System:** A comprehensive update including a 3-ton system by John Moore Services.

Investment Overview

- **Pool:** \$75k
- **Primary Suite (Closet and Bathroom):** \$25k
- **Outdoor Patio:** \$25k
- **All A/C Work:** \$17k
- **Water Well:** \$3,500
- **Exterior Painting:** \$2,500
- **Boat Dock:** \$3k
- **Roof:** \$18k
- **Fence:** \$3k
- **Tankless Water Heater:** \$5,500
- **Whole House Water Filtration:** \$10k
- **Flooring:** \$10k
- **Other Bathrooms:** \$7k

Discover the unparalleled luxury and sophisticated style of 422 Lago Circle Dr—a true testament to superior craftsmanship and elegant living.