

1810 Watercastle Ct. Houston, TX 77077

The House was 100% renovated between June 2015 – October 2016

- First Floor Flooring was stripped down to the concrete, excluding wood floors in Dining Room and Office
- 100% of the Kitchen was removed and replaced
- 100% of the Master Bathroom was removed and replaced
- 100% of all Plumbing Fixtures were removed and replaced
- 100% of all Doors were removed and replaced, Interior and Exterior
- 100% of all Cabinets and Shelving was removed and replaced, except in Office and Laundry Room
- 100% of all Carpeting was removed and replaced on the Second Floor
- 100% of all Upstairs Bathrooms was removed and replaced, except one Bathtub

First Floor

- New Travertine flooring throughout most of first floor
- New Paint throughout the house
- New LED Lighting throughout the house
- New Doors throughout - Mahogany

Living Room

- New Travertine Entry Steps
- New Double Steel Entry Door – Dark Copper
- New Large Entry Chandelier
- New Remote Window Shades
- Gas Fireplace refurbished
- New Romeo and Juliet Wrought Iron with Wood Top Rail

Bar in Living Room

- New L-Shaped, 2-Level Bar Cabinets – Mahogany
- New Granite Bar Top – Seats 6-8
- New Cabinets - Mahogany
- New Sub Zero Wine Chiller – Dual Temperature Zone, with Center Glass Door
- New Sub Zero Ice Maker, with Stainless Steel front panel
- New Sub Zero Under-Counter Refrigerator, with Stainless Steel and Glass Door
- New Plumbing Fixtures

Half Bath by Bar

- New Plumbing Fixtures
- New Light Fixture and Mirror
- New Cabinet
- New Granite Shelf Top

Dining Room

- Wood Flooring in Dining Room refurbished
- New Under Stairway Wine Rack – Mahogany
- New Chandelier

Office

- Wood Flooring in Office refurbished
- All Cabinets and Walls stripped and stained Mahogany
- New Chandelier

Master Bedroom, Master Bathroom, Master Bathroom Closets

- New Double Entry Doors to Master Bedroom - Mahogany
- New Wood Appearance Tile in Master Bedroom and Closets
- New Ceiling Light and Fan
- New Ceiling Fan in Seating Area
- New Remote Window Shades
- Gas Fireplace refurbished
- New Morning Coffee Counter and Cabinet – Mahogany with Granite Top
- New Under Counter Refrigerator
- New Double Entry Doors to Master Bathroom - Mahogany
- New Stone Wall Tile in Master Bathroom
- New Cabinets in Master Bathroom – Mahogany
- New Granite Counter Tops
- New Arches – Mahogany
- New Light Fixtures and Mirrors
- New Plumbing Fixtures throughout Master Bathroom
- New Bathtub, surrounded by Granite and Granite Steps
- New Wall and Floor Tile in Double Master Shower
- New Ceiling Fan in Master Bathroom
- New Cabinets and Shelves – Painted in Her Closet
- New Cabinets and Shelves – Mahogany in His Closet

Kitchen

- New Sub Zero Refrigerator and Freezer, with Stainless Steel front panel
- New Ice Maker in Kitchen, with Stainless Steel front panel (replaced new in 2025)
- New Wolf Gas Range 6 Burners and Center Griddle, with 2 Split Ovens below, with Stainless Steel front panel
- New Wolf Stainless Steel Exhaust Ventilation Hood
- New Stone Arch surrounding Oven and Exhaust Hood
- New Wolf 24" Microwave
- New Wolf 30" Oven, with Stainless Steel front panel
- New Wolf 30" Warming Drawer, with Stainless Steel front panel
- New Dual ASKO Dish Washers, with Stainless Steel front panel
- New Dual, Deep Stone Sink
- New Tile Backsplash
- New Plumbing Fixtures
- New Garbage Disposal
- New 5' x 7' Center Island, with Granite Top
- New Chandelier over Center Island
- New 18' Curved Bar, with Granite Top, seats 8-10
- New Lights over Bar
- New Cabinets with Granite Tops
- New Faux Wood Ceiling Beams
- New Window Shades
- New Pantry Door – Mahogany
- New Door to Garage – Mahogany

Den

- New Door to the Outside – Mahogany
- New Ceiling Fan
- Gas Fireplace refurbished

Laundry Room

- New Plumbing Fixtures
- New Granite Top

Pool Bathroom

- New Plumbing Fixtures (All)
- New Cabinet with Granite Top
- New Tile in Shower
- New Wall Mounted Light and Mirror
- New Door to the Outside – Mahogany

Main Stairways

- New Wrought Iron Railing with Wood Handrails
- New Wood and Travertine Steps
- New Chandelier

Game Room

- Refurbished Wood Floor
- New Ceiling Fan
- New Plumbing Fixtures
- New Double Door to the Outside - Mahogany

All Four (4) Upstairs Bedrooms and Two (2) Jack & Jill Bathrooms

- New Karastan Carpet (all 4 Bedrooms and Hallway)
- New Doors - White
- New Ceiling Fans
- New Window Shades
- New Bathroom Cabinets with Granite Tops
- New Plumbing Fixtures (All)
- New Light Fixtures and Mirrors
- New Tile in Showers
- New Bathroom Tile Floors

2nd Stairway going to Workout Room

- New Wrought Iron Railing with Wood Handrails
- New Wood and Travertine Steps
- New Door to Outside - Mahogany

Upstairs Workout Room/Bedroom (Optional Nursery or Craft/Hobby Room)

- New Workout Mat Flooring
- New Door to the Outside – Mahogany
- New Doors - White
- New Bathroom Cabinet with Granite Top
- New Plumbing Fixtures (All)
- New Ceiling Fan
- Bathtub removed to make room for Sauna (Tub/Shower Plumbing still in the Wall)

General Items:

- (4) New 5-Ton Lennox Gas Fired Furnaces
- (4) New Bradford White Gas Fired Hot Water Heaters
- New DECRA Stone Coated Steel Roofing System. Warranted for winds up to 120 mph and against Hail Penetration. Transferable Lifetime Limited Warranty.
- Complete House Air Duct Cleaning
- New Gutters for entire house

Pool and Outdoor Kitchen Added in 2017

- New In-Ground Pool 23' x 20.5' 13,181 Gallons
- New In-Ground Spa 7' x 8.3' 672 Gallons
- Gas Fired Heater for Pool and Spa
- Freeze Protection Software/Control Panel
- New Pool Decking
- New Outdoor Kitchen Structure
- New Outdoor Kitchen Bar with Granite Counter Top
- New DCS 48' Gas Grill & Gas Side Burner, Stainless Steel
- New Stainless Steel Cabinets and Under Counter Refrigerator, Stainless Steel
- New Fire Pit
- Automated Mosquito Spray System

Post 2016/2017 Remodeling:

- July 2018: New (4) Trane 5.0 Ton 16-SEER A/C Cooling System and Evaporator Coil with High Efficient Metering in July 2018 (12 Year Warranty & 10 Year Warranty)
- Dec 2020: New 6" Deep Concrete Driveways in the Front and Back of House
- Mar 2021: New Epoxy Flooring in Garage
- Mar 2021: New Outdoor Lighting System
- Mar 2021: New Gate Opener and New Garage Door Openers
- July 2021: New Fort Knox Monitored Alert 360 Alarm System, with 2 Outdoor Cameras
- Oct 2021: New Wood Ceiling for Outdoor Patio
- Jun 2022: New Putting Green
- Mar 2023: New Leaf Guard added to Gutters
- June 2023: New Pella Windows throughout House (excluding Butt Glass Windows); Dual Pane, Low E, Argon Gas, Insulating Glass, with SunDefense Shading Tint
- Jun 2024: New Split A/C Unit in Garage

Cost Summary:

\$1,162,000	June 2015 House Purchase Price
\$ 810,000	June 2015 – November 2026 Renovation Cost
\$ 133,000	2017 New Pool, Pool Equipment and Decking
\$ 23,500	2017 New Outdoor Kitchen Structure
\$ 17,400	2017 New Outdoor Kitchen Equipment and Fire Pit
\$ 19,950	2018 Four (4) 5-Ton Trane A/C Units and Condenser Coils
\$ 23,900	2020 New 6” Thick Concrete Driveway in Front and Back of House
\$ 83,750	2023 New Pella Window Throughout House, Excluding Butt Glass Windows
<u>\$ 36,000</u>	Other Items Added 2020 - 2024
\$2,309,500	Total Investment