



Updates & Features

10147 Lewis Creek Circle | Willis, Texas

A curated summary of documented property, main house, and office/guest house improvements prepared for MLS documents.

Property, Grounds & Outbuildings

Backup Power & Propane Infrastructure

The property includes substantial backup power infrastructure, with a 26kW Generac generator system serving the main home and a separate 22kW Generac generator system serving the office/guest house area. Improvements include automatic transfer switches, concrete generator pads, smart load management, surge protection, propane connections, and remote monitoring capabilities. The property is also supported by two underground 500-gallon propane tanks with monitoring.

Internet & Connectivity Infrastructure

Dedicated business-class fiber and cable internet infrastructure was added to the property, with fiber capability supporting dedicated service up to 10Gb / 10Gb. This provides exceptional connectivity potential for remote work, business use, streaming, smart-home systems, security, and future bandwidth needs.

Workshop / Metal Building Updates

The workshop / metal building lighting was upgraded from fluorescent to LED, improving brightness, visibility, and usability of the workspace.

Gazebo & Outdoor Living Renovation

The gazebo and outdoor living area were refreshed with fresh paint, stained deck flooring, grass added near the step area, and a new electrical outlet added in the gazebo post.

Patio & Exterior Utility Area Refresh

The patio and exterior utility area were improved with concrete modifications for cleaner sidewalk access, utility-area cleanup, and cedar mulch added at the back patio.

Landscaping Refresh

The grounds were refreshed with moss rock, river rock, black mulch, new boxwoods, Indian hawthorn, relocated agave plants, flowers, and updated planting beds around the main home and guest house areas.

Main House

HVAC & Mechanical Updates

The main home includes significant HVAC improvements, including Trane 16 SEER systems serving the first and second floors, with updated furnaces, evaporator coils, condenser coils, plenums, media filter cabinets, ductwork corrections, overflow switches, filter driers, and related installation components.



Interior Remodeling, Paint, Drywall, Trim & Doors

The main home received extensive interior finish updates, including interior painting, trim and baseboard work, door and windowsill finish work, closet and shelving refreshes, cabinet-area painting near the mud room, hardware updates, rekeying, and refinished doors.

Kitchen, Wet Bar & Built-In Updates

Kitchen and entertaining-area improvements include a new backsplash, updated drop-in range, updated sink, faucet, plumbing and disposal connections, wet bar sink and faucet updates, new plumbing supply components, upgraded under-cabinet lighting, a new wood accent wall, and a newly built wine rack.

Bathroom Updates

Bathroom improvements include a rebuilt primary shower with frameless shower door, new primary vanity cabinet, fabricated and installed vanity top, sinks, faucets, and plumbing. Additional bathroom updates include second-floor vanity and shower-door work, fixture updates, toilet-related updates, sink plumbing updates, stop valve replacement, and cabinet interior repainting.

Flooring Updates

Flooring improvements include slate floor cleaning and sealing, second-floor wood floor sanding and varnishing, carpet and pad replacement, master suite LVP flooring, concrete refloat work where needed, quarter round trim, and flooring transitions.

Exterior Paint & Finish Work

The exterior of the main house was refreshed with painting, soffit, siding and trim painting, base column trim, wood deck painting, and exterior touch-up work.

Office / Guest House

Backup Power, HVAC & Mechanical

The office / guest house area is supported by a dedicated 22kW Generac generator system. The office also includes a 2.0-ton Trane 16 SEER HVAC system with evaporator coil, condenser coil, supply plenum replacement, overflow safety switch, ductwork adjustment, filter drier, insulation, and secondary safety drain pan. A new HVAC return was also added to the second bedroom.

Interior Remodeling, Flooring & Doors

The guest house interior was refreshed with LVP flooring, quarter round trim, surface preparation, wall and trim touch-ups, furniture reset, sink cabinet repainting, interior finish work, and door trim finishing.

Bathroom / Plumbing Updates

Guest house bathroom and plumbing updates include toilet-related updates, sink plumbing updates, stop valve replacement, and cabinet interior repainting.

Exterior Renovation

The guest house exterior was refreshed with exterior paint, main color and trim paint, column trim, exterior double door replacement, and related finish work.

Guest House Landscaping

The guest house landscaping was refreshed as part of the overall property improvements, including updated flower beds, black mulch, river rock, and foundation-area landscaping.



Estimated Cost Summary	
Major Category	Rounded Estimated Cost
Grounds, Infrastructure & Outbuildings	\$40,000+
Main House	\$68,000+
Office / Guest House	\$14,000+
Total Documented Improvements	Approximately \$123,000+

Note: The 22kW office / guest house generator is counted only once, under Grounds / Infrastructure, and is not duplicated in the Office / Guest House subtotal. Fiber service is excluded as an ongoing monthly service charge rather than a capital improvement cost.