

13115 Chavile

- Built 1978
- 2668 Sq Ft
- 18,870 Sq Ft lot
- 1 ½ story
- 3 bed/2 full bath, all down
- loft oversees living area
- 3 car detached garage
- 300 degree exterior view of front and back gardens through picture windows
- 3 attic sections
- per elevation survey, house sits highest in the neighbor after being raised 14" in 2017 (post Harvey)
- \$225,000+ spent on 5-Phase remodel

Outdoors

- 3 patio areas, electricity at each, hot tub pad
- Greenhouse fully outfitted w/water, fan, electricity
- Rainbird sprinkler system (needs overhaul)
- 4 spigots
- 5 outdoor electrical outlets
- outdoor lighting installed 2019
- 5 tons of protective border rocks installed 2021
- firepit installed 2021

Exterior

- roof replaced 2018
- roof inspected/preventative maintenance 2023
- custom-designed iron front door 2020
- whole exterior painted 2019
- new sidewalk poured and roots trimmed 2020
- new cedar (not pine) side fence 2022

Interior – General

- 80% home remodeled from 2020 to 2025
- whole-house surge protector installed 2022
- new blinds throughout house 2019 (\$4200)
some are top/bottom release

Septic/Well

- routine well tank maintenance 2023
- septic clean out 2023, not needed again until 2030

Kitchen

- New wine fridge, Z-Line range, vent hood 2019
- New paint 2025

Butler's Pantry/Laundry Room

- Designed and built 2021
- All adjustable shelving

Bar

- Designed and built 2024
- Ice pull-out

Guest Full Bath

- Designed and built 2025

Guest Bedroom (Back)

- Built in bookshelves
- Two-sectioned very large closet with shelving

Guest Bedroom (Front)

- Two-sectioned very large closet with shelving

Living Area Remodeled 2020

- WOW wall installed with custom metal walls
- Hidden cabinets house all electronics and storage
- Gas starter for wood-burning or gas log fires
- Fireplace façade modernized and re-done
- Hidden retracting TV lift installed in cabinet
- Recessed lighted adjustable bookshelf installed
- Track lights installed
- New staircase designed and installed (\$8,000)
- "Water wall" custom designed fountain (\$6,100)

Master Bedroom Remodeled 2021

- Vant headboard panels (\$1,000)
- Faux concrete sliding window cover (\$1200)
- Removed patio doors and made solid wall

Master Bathroom Remodeled 2018 and 2024

- Bluetooth shower light and speaker
- New Jacuzzi tub 2019
- Two walk-in closets with shelves
- New vanity countertop and paint 2025
- No, I do not know why the toilet is elevated...no one does

Service/Appliance Information

- 30 gallon Water heater replaced 2021
- 2 HVAC units, ductwork, and ALL parts to/outside of walls replaced 2019
- 2 AC units are electric
- 2 furnaces are gas
- Chimney has been cleaned bi-annually since 2019
- Pest control quarterly since 2019