

514 Bayou Knoll

Update List



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COMPASS

Major Systems

- Roof replaced (April 2020) with a 10-year workmanship warranty and 20-year manufacturer warranty
- HVAC system replaced (December 2016) including furnace and air conditioning
- PEX plumbing installed throughout the home
- Sewer line replaced from the house to the city connection

Exterior

- Exterior repainted (2019)
- Added a limestone outdoor kitchen, creating an exceptional space for outdoor entertaining
- Installed a larger picture window in the breakfast room, bringing in abundant natural light

Kitchen

- Stainless steel appliance package (2017) including:
 - Six-burner gas range
 - Matching stainless appliances

Interior Improvements

- Removed the wall between the dining and living rooms to create an open-concept layout
- Installed ceramic wood-look tile flooring throughout the main living areas
- Added hardwood flooring on the staircase and second-floor landing
- Installed hardwood flooring in the primary bedroom
- Added custom built-in cabinetry in the downstairs study
- Rebuilt and updated the fireplace with a new surround and refreshed design

Bathrooms

- Primary bathroom shower re-tiled with a timeless finish that complements the original design
- Soapstone countertop installed in the powder bathroom
- Granite countertop installed in the secondary upstairs bathroom

Appliances

- New washer and dryer (2020)

