



# AMBER HART

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## Top 5 reasons the seller has loved living at this property

1. Walking distance to Longview Park & Stephenson Nature Preserve with trails.
2. Rear access gate – doesn't backup to another property or neighbor.
3. Shaded backyard with huge covered patio.
4. Easy access to Mopac & downtown.
5. Quiet neighborhood that's close to shopping in Sunset Valley.

## Top 10 special features of this property

1. Custom cedar fenced in front yard with huge tree that provides shade for the whole area.
2. Every room is updated.
3. Interior is bright & airy.
4. Wood & tile floors – no carpet.
5. Nest protect smoke & carbon monoxide detector.
6. Cooks kitchen with ample counter prep space & outlets + hand painted clay tiles.
7. Bonus room upstairs – great for gym, playroom, office, etc.
8. Side to side ranch style covered back patio.
9. Big, fenced in back yard with specially curated soil for gardening.
10. No neighbor directly behind you.

## List of Seller installed upgrades

2013	Custom kitchen cabinets & Silestone quartz countertops	\$7,500
2013	Kitchen appliances including commercial grade garbage disposal	\$3,000
2013	Replaced windows & added French Doors	\$8,000
2014	Built-in banquet seating with storage underneath	\$1,400
2014	Custom walk thru pantry, motion sensor lighting, spice rack	\$3,000
2014	Laminated wood flooring, hand scraped with moisture barrier underlayment	\$10,000
2015	Custom lighting throughout	\$1,400
2015	Replaced HVAC & added WiFi controls & dehumidifier	\$8,500
2016	Replaced hot water heater with 30 gallon gas hot water heater	\$600
2018	Board/batten hardiplank siding	\$20,000
2019	Fully finished out garage with slip resistant epoxy garage floor	\$500
2020	Remodeled bathrooms	\$15,000
2020	Replaced roof & added ridge vent for additional cooling	<u>\$17,500</u>
		\$82,900

## Items that do not convey with the sale

Refrigerator, washer, dryer, wall mounted TV/bracket, curtain rods/curtains (except front bedroom), trampoline, iron fencing around garden, amaryllis bulbs, ½ ribbon plants, swing on front tree.

**Items that are negotiable** - Wooden planter boxes, portable shed, green house.

**Amber Hart, Realtor, BA, CLHMS, ILHM, CNE, PSA**

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