



AMBER HART
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Top 5 reasons the seller has loved living at: (8 Dewdrop Cove, The Hills TX)

1. Security of the property and the community
2. The overall privacy of such a large lot
3. Backyard / space for kids to play
4. Entertaining in the patio and pool area
5. Cul de sac with estate-like entrance gate

Top 10 special features of this property (in no specific order)

1. Cul de sac with security entrance gate with estate feeling long driveway, private
2. Cody pool with waterfall and gravity-based system (no polaris needed)
3. Oversized Lot w/big backyard and additional side yard
4. Primary bedroom that leads out to the pool + privacy / double french doors
5. New kitchen, primary bed/bathroom, new floors, new carpets, lights/fixtures
6. 3x brand new Carrier air conditioning systems/handlers (5-year warranty)
7. Privacy trees around entire property and peach trees in back
8. Double door entry with tall ceilings and curb appeal as you drive in
9. Safety for children / low traffic street / play areas and fenced property
10. Suite upstairs with large playroom and tons of storage area in this home

List of Builder related upgrades

(Year installed, 1 line description, estimated cost)

N/A

List of Seller installed upgrades

(Year installed, 1 line description, estimated cost)

1. 2024 Carrier Air Conditioners (3x all new) / Warrantied 5x years 2023 (\$25k)
2. 2020 Security Entrance Gate, battery backup, and remote entrance system (\$17k)
3. 2020 Cleared lot / graded / sodded driveway entrance yard (\$11k)
4. 2020 Whole property sprinkler system with mobile management console (\$6k)
5. 2021 Stoned entrance steps up to front door in front on doorstep/landing (\$4k)
6. 2020 Hand-dug French Drain (300ft) from backyard to culvert in front (\$7k)
7. 2023 Replaced both pool pumps in 2023 / pool lights / pool wifi system (\$4k)
8. 2020 Replaced fireplace panel inserts, backing, chimney repair, flashing, etc. (\$3k)
9. 2020 Koi pond with waterfall, cleaning system, and UV light filter (\$14k)
10. 2024 Electrical outlet upgrades, dimmers, and USB outlets, switch/outlet covers (\$2k)
11. 2024 Painting entire interior of home: walls, baseboards, ceilings, cabinets/doors (\$8k)
12. 2024 Removed wall in the kitchen, moved electrical/plumbing (\$5k)
13. 2024 LED recessed lighting throughout home / Dimmers + New outlet covers (\$4k)
14. 2024 New appliances in kitchen / Samsung Double Ovens, Fridge, Dishwasher (\$11k)
15. 2024 New Stovetop with down vent outside, no hood (\$1k)
16. 2024 Added kitchen cabinetry / new front cabinets, paint, hardware, installation (\$8k)
17. 2024 Upstairs Bath (x2) Vanities, Sinks/Faucets, Hardware Quartz Countertops (\$6k)
18. 2024 Remodeled Master Bathroom, Expanded Shower size, New Tub (\$18k)
19. 2024 Opened up wall in kitchen into living room to expand the living space (\$4k)
20. 2024 New Resideo (formerly Honeywell) wifi thermostats / Wires re-run (\$1k)
21. 2024 New Garage paint, flooring, shelving and garage door opener (\$2k)
22. 2024 Brand new countertops throughout whole home with matching veins (\$20k)
23. 2024 New first Floor flooring, quarter round, and baseboards/paint, leveling (\$12k)
24. 2020 50x Leyland Cypress, re-stoned (river rock) trees on whole property (\$44k)
25. 2020 2x Mature/Tall Italian Cypress in Entrance + Magnolia / Sprinklers (\$1k)
26. 2022 Fascia replacement/repaint Gutters around whole home (\$6k)
27. 2022 Replaced all door handles / Front door / Locking mechs / Coded doors (\$2k)
28. 2020 5x New ceiling fans throughout whole home (\$1k)
29. 2024 Light fixtures throughout whole home, bedrooms/bathrooms (\$3k)
30. 2020 Drain cleaning from patio to culvert, Gutter water re-direct (\$1k)

Items that do not convey with the sale

(Example: Friges, washers/dryers, wall mounted TV's/brackets, audio/visual equipment, curtains/rods, etc.)

N/A

Items that are negotiable

N/A

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

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