

2105 Bayshore Drive, Flower Mound

10,464 Square Feet including guest apartment

Holmes Builder Custom Home

Updates & Improvement 2024/2025

- Fully Redesigned Landscaping adding new:
Japanese Maple trees, Crepe Myrtle trees, Juniper Taylor trees, Privet hedges, grand boxwood shrubs, gardenias, ground cover, St Augustine sod in front, Bermuda sod in back, Nandina plants in front and back flower beds, ligustrum plants in front beds, rose bushes in poolside flower beds plus special blend mulch carefully added to garden and tree beds;
- Fully replaced all six of the HVAC systems with Amana cooling condensers and furnaces; conducted air flow and pressure analysis and added return plenums and ducts to improve air flow as needed;
- Remodeled Primary Bathroom Suite with new tile flooring, custom cabinetry including dual-sink vanity, dressing vanity and tub enclosure with surrounding shelving, Taj Mahal quartzite slabs, and faucet trim;
- Second floor balcony - new flooring, subflooring and added custom wrought iron railing;
- Hot Water Heaters: Replaced traditional 100 gallon hot water heater with two 50 gallon Navien Tankless water heaters; upgraded the existing Tankless including new Isolation Valves, new ball valve and new Supply Lines, added custom roof protrusions for proper ventilation;
- Added GENERAC 60 kW whole home gas generator with surge protector;
- Added Storm Protection: two 4' x 6' TORSHEL Storm Shelters inside garage (can be removed upon request); and three SPF motorized storm shades to backyard Veranda;

- Added Whole House Water Shutoff Valve by FloLogic;
- Irrigation: Added new Hydrowise control box, new heads and lines, zones and drainage as needed in both front and back yards.
- Lighting: upgraded interior lighting; added new exterior 50 amp spotlights to illuminate house from dawn to dusk; replaced exterior motion lights for security; and
- Painting, electrical and flooring maintenance performed as needed throughout home.

Updated in 2023/2024 as Represented by Previous Owner

- Upgraded Slate Custom Roof
- Fully Redesigned Exterior Pool and Spa
- Exterior Lighting and Fire Bowls
- All New Fully Encased Windows and doors Installed Throughout Home
- All New Interior Painting Throughout Home

For additional information including photos, floorplans, 3d tour and all suppliments:

www.thelandingtx.info

