208 S. SPRING STREET LAMPASAS TX IMPROVEMENTS

EXTERIOR/INTERIOR

2024	New structural plywood & insulation
2024	New Hardi plank siding, fascia & trim, new windows, doors & hardware
2024	Foundation: added structural perimeter footing & piers, metal skirting
2025	Decorative custom paint on front stoop
2026	New cedar perimeter fence with 3 custom gates
2024	Complete remodel of guest bath, with Ditra waterproofing throughout, designer tile, deep soaker tube with rain shower, hand held shower, waterfall shower, body spray and tub filler designer wall mount shower system. Toilet with bidet, New paint and crown molding. Complete remodel of primary bath, with Ditra waterproofing throughout, designer tile, stand up shower with rain shower, hand held shower, body spray designer wall mount shower system. Custom shower glass. Toilet with bidet venetian plaster wall and ceiling finish.
2025	Completely remodeled kitchen. New lower cabinets and refreshed original uppers with new shelving and gold hardware. Cherrywood butcher block counters, with mew custom pantry and Kitchen Aid microwave. Mother of pearl backsplash, custom glass shelf in window, new crown molding and designer wallpaper. New lighting includes cans and designer ceiling and under cabinet lighting. New paint throughout. Custom bar with beverage center and Elfa shelving. Door with large doggie door.
2026	New trim around all replaced windows and new crown molding throughout (except primary bath). Whole house Benjamin Moore paint, includes: interior trim, custom colors on walls, ceilings and accent walls.
2024	New luxury waterproof vinyl planking over original pine flooring to preserve original flooring throughout.
2024	Replaced ALL insulation in attic, added insulation to walls, added sheetrock to all ceilings, added plywood and sheetrock to laundry room walls and ceiling for extra strength (storm shelter).

ROOF & SIDING

2025	New Timberline 30 year shingle roof installed in October 2025
2026	New metal roof on ADU
2025	New Douglas Fir soffit on house
2026	New metal siding in pool area
2026	Newly added back door roof and soffit.

MAJOR APPLIANCES & SYSTEMS

2024	New gas & electric York HVAC with new ducts in Primary, laundry room
2025	New Kitchen Aid appliances Professional Series, gas range, hood vent, dishwasher, refrigerator
2024	New electrical service and panel, all new wire and plugs, Arc fault protected
2024	New pex pipe plumbing throughout, including to the main. New waste water pipe and future water lines for ADU
2024	New gas water heater and commercial whole house RO/softener system.

LANDSCAPING

2025	Hot tub, Cowboy pool and Trex deck added with sun shades. Ring security system.
`2025	Hardscape with crushed granite entertainment and grilling pad. Turf w/ limestone pavers.
2026	Fescue grass planted in back of peach tree orchard and side of house.
2026	Lush planters in the front and back yard full of established knock out roses, irises, cannas, salvia, lantana, rock rose, 4 O' clocks, Turk's Cap, spearmint, ferns, colanche's, hosta and blue mist.