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1087 Struss Ln. Columbus Tx 78934

4 BR, 3 Bath, 2 Car Attached Garage

Features of Remodeled 1980 Home:

- *New Roof-Composition
- *New A/C-Heating (not duct work)
- *New Dishwasher, microwave, and cooktop
- * All three baths gutted and redone-new fixtures, ceramic tile, and paint
- *All new cabinetry/ island in kitchen with plug
- *All new flooring in home
- * Crown Molding added in main areas

***All new interior and exterior doors:**

- 6 panel/ interior**
- Steel outer doors**
- Patio doors have built in blinds**
- Deadbolts / knobs**

*** New water heater – Electric**

***All new shutters**

***Replaced all windows (Low E Vinyl-double Insulated)**

***Updated plumbing and wiring (breaker box)**

*** All new septic system –Standard- w/drain field**

*** New pressure tank at well**

***Installed gutters (on back and garage)**

*** Installed garage door openers**

*** Outdoor faucets replaced**

*** Painted interior walls, ceilings, woodwork**

*** Sherwin Williams paint used in home**

***Reconfigured floor plan/Open Concept**

*** Installed recessed lighting:**

-Living Rm, Kitchen, Master BR & 1 BR, and Hall

***Added extra cable outlet in LR (thru attic)**

- *Built outdoor seat and bench on patio**
- *White-washed fireplace and repainted mantle**
(gas outlet is there, if desired)
- *All hardware inside home/New:**
 - door knobs**
 - drawer pulls**
 - hinges**
- *Under cabinet lighting in Kitchen**
- * New outdoor lighting (corners) security light garage and patio**
- *Ceiling fan in back Bedroom/ New**
(M-in-law In Suite w/full bath separated)

Things not changed:

- *Double ovens**
- *3 ceiling fans**
- *2 bathroom fan (vents and heaters)**
- *Closet doors**
- *Garage doors**
- *A/C Vents**

***W/D in Hall by Garage/Cabinets above**

***Pantry in Kitchen**

***Cabinets and fridge in garage stay w/house**

***House needs water softener/iron remover which can be added to cost of house. Owner will install. (Hooks up are in place)**

*** Outer fencing / L -Shaped perimeter (Barb wire only)**

Owner will consider to Split cost with buyer

***Carpet and Bermuda grass**

***All Oak Trees**