

13055 Tonne Road E, New Braunfels TX 78132

Improvements and other amenities:

- **Personalize new electric gate with your own insert**
 - **New luxury vinyl water proffer – top grade in kitchen**
 - **Two 50-gallon water heaters – joined for recirculation so there is constant hot water available. Energy efficient.**
 - **New gutters installed around entire home**
 - **Smart home controls**
 - **Air conditioning zoned into four sections. New duct work throughout. Energy efficient**
 - **New garage door on attached garage**
 - **Newly remodeled primary bath with circulating tub and fabulous over-sized shower. Double vanity, new light fixtures, fan and heater.**
 - **Large closet to be designed for your needs**
 - **New luxury vinyl water proffer – top grade in primary**
[https://www.realtor.com/realestateandhomes-detail/13055-Tonne-Dr-E_New-Braunfels_TX_78132_M76149-46203?from=srp-list-cardbedroom and bathroom](https://www.realtor.com/realestateandhomes-detail/13055-Tonne-Dr-E_New-Braunfels_TX_78132_M76149-46203?from=srp-list-cardbedroom%20and%20bathroom)
 - **New mini splits in both garages**
 - **Granite kitchen island with small sink (6" by 7.5")**
 - **Island has pull-out microwave and ice maker**
 - **Media room is easily converted to bedroom or office**
Optional removal of sound-proofing
 - **White building in backyard is currently used for chicken coop and dog pen with separate enclosures**
- Upgraded larger pool filter**
- Pool equipped with holes to allow sport net use**

All top-of-the-line upgrades made in the past two years at an out-of-pocket expense of \$185,000.