

Home upgrades for 9110 Bayshore Bend, Austin, TX 78726 updated 06-28-25

Master Bedroom

1. Custom designed Master Closet
2. Stand-alone Mini-Split AC/Heater in Master bedroom
3. 3/8" Frameless shower glass
4. Shower has sliding handrail with removeable wand
5. Additional master bath high volume exhaust fan/Heater
6. Wall Heater added in master toilet
7. Baskets on the shelves in the master custom closet will stay with the house

Back Porch

1. Incredible 3-mile view from back porch overlooking Balcones Canyon Land Preserve
2. Extended back porch with 4 remote controlled solar sunshades
3. Back porch has additional led ceiling lights and 2 remote controlled ceiling fans.
4. Natural gas outlet on back porch for BBQ
5. Rear stairs have storage underneath

Interior

1. Custom LED lighting in Foyer, Kitchen, Living room, Dining room and Sunroom
2. Rinnai Tankless Natural Gas Hot Water Heater
3. Upgraded MinkaAire Aviation ceiling fans with remotes in Living and Sunroom
4. Large Sunroom with great natural lighting
5. All exterior windows have UV protective film except rain glass near shower
6. Master bedroom has 3 blackout shades
7. All window shades work from bottom up and top down
8. Single whole house air filter, replace every 4 months
9. Hidden storage area
10. High volume exhaust fans in kitchen ceiling, Master bath and garage workspace
11. All 6 exhaust fans have digital timer

12. Thirteen Electronic LED dimmers
13. Five Motion sensing light switches
14. Currently have AT&T fiber all the way inside the house to the Router
15. Google fiber is now in this Montebello neighborhood
16. Laundry room has storage shelf above upper built-in cabinets
17. Hard wired Security system for all windows and doors. Two security panels; one in hall entry from garage and one in master bedroom.
18. The home is pre-wired in the ceiling (locations are marked) for 4 pairs of speakers, along with switch boxes in the matching wall for a volume controls. Locations are in the family room, Sunroom, Kitchen and Master bedroom. There is also pre-wiring for 6 video cameras, 2 on the interior and 4 on the exterior. All the cables for the speakers and camera originate from the top right corner of the ceiling in the master bedroom.

Garage

1. Garage has full epoxy floor and large workspace in addition to 2 car spaces
2. 60-amp 240V circuit in garage can be converted up to a Level 2 car charger
3. Two 4' x 8' storage racks suspended over garage door
4. Attic access upgraded to aluminum folding ladder
5. 4 bike storage racks on garage ceiling with pulley system (bikes will not stay with the house)

Landscaping

1. Artificial grass in front
2. Custom front flagstone patio and walkway from sidewalk
3. Two exterior side rainwater collection tanks hold 1,050 gal of rainwater
4. Rain tanks are connected to a pressure pump that feeds 2 hose bibs (side and back yard)
5. Garden storage shed in back yard
6. Fence gates on both sides plus rear.
7. Front gutters have underground drainpipe to carry rainwater away from front and off the left front corner
8. Curving Flagstone pathway on right from driveway to back yard.

9. Custom creek bed on right side diverts all water runoff to back fence
10. Exterior Right-Side shield hides all 3 trash cans (trash, recycle, compost)
11. Total landscape work has reduced sprinkler heads by 29.
12. Back yard has two 4' square vegetable planters

Items Being Conveyed

1. Gladiator wall mounted metal cabinet in garage
2. White metal horizontal wall tool rack in Right front of garage
3. Four garage ceiling mounted pulley system for elevated bike storage (bikes not included)
4. Ring doorbell, Chime and Spotlight Cam Pro on front peak of garage
5. Two Hue LED light strips: one in back left corner of Sunroom, one over Kitchen cabinet. This will include the Hue Bridge (node) on top right of master closet shelf
6. Small wood wall mounted fold out desk mounted in laundry room
7. Metal wall artwork on the back porch
8. Baskets on the shelves in the custom master closet