



1116 Watercliffe Drive, Lago Vista
Features/Upgrades/Improvements

HOUSE (Interior)		
Year	Improvement/Upgrade	Price
2024	MAJOR REMODEL :: Full Interior Repaint.Cabinets all through home reworked to have soft close & custom pullout features. Kitchen remodeled with new counters, backsplash, sink, disposal and Bosch Dishwasher. New shaker cabinets for primary bath along with large linen closet. New counters in secondary guest bath	\$100,000
2021	DOORS AND WINDOWS :: Custom Durango Windows and Door across back of house and into the courtyard	\$175,000
2023	WHOLE HOUSE GENERATOR :: 38KW Kohler Water Cooled Generator. Propane fueled and features automatic transfer switch. Powers the entire home, tram, and dock. Remote monitoring by Capital Power Systems.	\$42,000
2024	WINDOW TREATMENTS :: Custom window treatments installed with blackout shades	\$20,000
2022	FLOORING :: New hardwood flooring installed (Hallmark) installed in all 4 bedrooms	\$12,000
2022	LIGHTING :: Lighting throughout home was updated	\$5,100
2024	SOLAR SHADE :: Custom Solar shade dining room window	\$8,000
2020	HVAC :: Daikin Heat Pumps	\$20,000
2020	WATER HEATING:: Water heater replacement (lifetime warranty on the two 50 gallon tanks). Recirculation pump for instant hot water.	\$4,500
	Total	\$386,600
HOUSE (Exterior)		
Year	Improvement/Upgrade	Price
2018	PATIO :: 950 Sq Ft Cantilevered Flagstone Patio Installed	\$250,000
2021	LANDSCAPING :: Texas Native Landscaping Design was implemented on the property by Environmental Survey Consulting. Focus on low-water / Drought friendly designs.	\$75,000

2023	TRAIL DOWN TOWARDS LAKE :: Hillside trail was constructed taking your down the side of the hill to just above the lake.	\$40,000
2024	PAINT :: Exterior Repaint	\$15,000
2022	LIGHTING :: Lighting on outside of home was updated	\$3,000
2018	FIRE PIT :: Propane fire pit with custom “birds nest” insert	\$7,500
2013	SECURITY :: Cameras installed in front and rear of home along with doorbell system. Dock has security camera along with wifi and television	\$7,500
	Total	\$398,000
BOAT DOCK AND TRAM		
Year	Improvement/Upgrade	Price
2009	DOCK :: Spillar Constructed Custom Boat Dock with sun platform	\$250,000 (replacement cost)
2009	TRAM :: Custom Tram installed down to 618 ft Lake Level, length increased with lake drops to ensure use at any lake level - Serviced by Highland Trams (Dependable Boat Docks) - New Tram Motor August 2025.	\$175,000 (replacement cost)
2012	BOAT LIFT :: Installation of 8,800 lb Hydro-Hoist boat Lift	\$10,000
2019	BOAT COVER :: Installation of Touch-less Boat Cover	\$10,000
	Total	\$445,000
	Totaling nearly \$1,250,000 in Improvements and Upgrades	
Other Useful Info :: 2008 Mastercraft X-45 Boat Available For Purchase Many Pieces of Furniture Throughout Home Available for Purchase		