

# **10616 Mellow Meadows #30-A Austin, TX 78750**

## **FULL REMODEL DETAILS – \$80K CUSTOM RENOVATION (2022)**

### **Whole Home Upgrades**

- \* 9-week, ~\$80K full remodel (August 2022)
- \* All ceilings retextured to orange peel for a modern, cohesive look
- \* Entire interior painted in Sherwin-Williams white
- \* Luxury vinyl plank flooring installed throughout over leveled concrete
- \* Upgraded 4" baseboards throughout
- \* All-new dimmable recessed (can) lighting\* with separate zones by room
- \* New double-pane vinyl windows (2020) for energy efficiency
- \* Low utility costs due to energy-efficient upgrades
- \* High-performance (7500 RPM) ceiling fans in primary and secondary bedrooms

### **Designer Kitchen (Fully Reconfigured)**

- \* Layout redesigned and expanded (pony wall moved 8")
- \* Custom-modified pantry wall for improved functionality unique to this unit
- \* Custom cabinetry\*with soft-close doors and modern black hardware
- \* Quartz countertops (custom cut) + butcher block accent surfaces
- \* Built-in pull-out spice racks and utensil storage
- \* Pull-out trash and recycling drawers
- \* Single-basin metal sink for maximum space
- \* Upgraded 3/4 HP garbage disposal with countertop touch switch
- \* Increased workspace: 36" clearance (vs. 27" standard in other units)
- \* Relocated outlets for clean backsplash and expanded counter space
- \* Pendant lighting + dedicated dimmable lighting zone
- \* All new appliances (2022)
- \* One-of-a-kind layout not found in other units

### **Dining Room Enhancements**

- \* Added full wall of upper and lower cabinetry for additional storage
- \* Matching butcher block countertops for design continuity
- \* Raised outlets for appliance-ready counter space
- \* Dedicated dimmable lighting zone

### **Living Room Features**

- \* Replaced ceiling fan with modern recessed lighting
- \* Stone fireplace surround with custom mantle crafted in Spicewood, TX
- \* Built-in electrical outlet above fireplace for mounted TV
- \* Updated cabinetry with soft-close doors to match kitchen
- \* Dedicated dimmable lighting zone

## **Primary Suite Upgrades**

- \* Expanded doorway to 32" (larger than standard units)
- \* Added barn door entry to bathroom for privacy and style
- \* Fully remodeled bathroom with:
  - \* New cabinetry and sink | Custom mirror + dedicated lighting | Added medicine cabinet
  - Upgraded quiet vent fan | Double towel rod | Reconfigured layout with pocket door to closet
  - Custom walk-in closet system replacing original shelving | Separate dimmable lighting zones in bedroom, bath, and closet | Upgraded ceiling fan with wall-mounted remote + soft lighting

## **Secondary Bathroom:**

- \* New cabinetry and sink
- \* Custom mirror and lighting on separate switch
- \* Added medicine cabinet
- \* Upgraded quiet vent fan
- \* Double towel rod

## **Secondary Bedroom:**

- \* Expanded doorway to 32"
- \* Custom closet shelving system
- \* Space-saving \*\*bi-fold closet door
- \* Dimmable lighting zone
- \* Upgraded ceiling fan with remote and soft lighting

## **Community & Location**

- \* Located directly across from community pool, basketball court, and fitness center
- \* Zoned to Westwood High School (top-ranked with AP, Honors & IB programs)
- \* Feeds to Grisham Middle School and Anderson Mill Elementary School
- \* Strong academic reputation and community involvement

## **Additional Highlights**

- \* Thoughtfully redesigned for maximum space, storage, and functionality
- \* High-end finishes throughout with no detail overlooked
- \* Energy-efficient upgrades = lower monthly costs
- \* Truly move-in ready