

# Improvements & Additions

1309 Deupree Dr. Austin, TX.78753



## New Construction

- New 750 sqft Casita (ADU – Accessory Dwelling Unit) in the back of the property.
- Full bathroom with Zellige-tiled walk-in shower and terrazzo floor tiles
- Full kitchen with shaker cabinets, quartz countertops, porcelain backsplash, and stainless steel appliances
- Indoor laundry plumbed for stacked W/D
- Private bedroom with custom walk-in closet
- Designer light fixtures: Four Hands pendant lights, European handcrafted sconce light, 60” wood ceiling fan and recessed lights
- Insulated with a dedicated AC and heating unit
- Metal roof

## Original House

- New 30 year architectural roof
- Updated kitchen & bathrooms with solid wood shaker cabinets with soft close drawers and Carrara quartz countertops
- New stainless steel appliances with freestanding range and griddle, top control dishwasher, refrigerator and microwave
- Kit-Kat tile backsplash in kitchen with handcrafted copper light fixture
- New brass Vigo kitchen faucet
- New kitchen sink and garbage disposal
- New bathrooms tub, sinks and toilets
- New shower head & handheld combo, hardie, valves, trim
- New bathroom faucets
- New washer box, new angle stops, supply lines
- New porcelain tub surround tile
- New ceramic floor tiles in bathrooms
- Artisan wallpaper in half bath
- All light fixtures replaced with designer fixtures, ceiling fans and recessed lights
- New electrical main service panel
- Upgraded electrical, all new Decora switches and outlets
- LED recessed lights installed and GFCI outlets added where required
- Added interconnected smoke detectors

- New energy efficient dual pane windows with screens
- Fresh interior & exterior paint
- Woodlike durable LVP flooring throughout
- New baseboards
- New front and exterior doors
- New tile surround on fireplace
- New Mudroom
- R38 Insulation blown-in attic
- All new Hardie siding
- New wood fence
- New gutters
- New custom garage door with openers (installed mid November)
- Power washed walkways, driveway, added new groundcover, sod and mulch

**Any questions contact General Contractor  
Peter Pesoli (512) 806-4100**



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