

Home Upgrades & Improvements – 3101 Barton Point Dr, Austin, TX 78733

Introduction

This document outlines the various upgrades and improvements made to the home at 3101 Barton Point Dr, Austin, TX 78733. Below is a categorized list detailing the enhancements, including materials, brand names, and approximate costs. Where applicable, receipts and invoices are available for reference.

Exterior Upgrades

- New Roof (Year 2021) – [Material: Composite shingles, Color Driftwood] – \$20,690.45
- Small Roof Area Design Improvement (Year 2021) – [Material: Composite shingles] – Approx. \$2,000 (cannot find receipt)
- New Windows Installed (Year 2025) – [Model: DaBella, Color: White, Areas: Kitchen, Primary Bedroom, Primary Bathroom] [see attached document for technical details] – \$9,729.00
- New Windows Installed (Year 2017, 2020 and 2022) – [Model: Anderson, Color: White, Areas: Living Room, Family Room, Child's Room, Guest Room, Office] – \$35,075
 - Child's Room (Year 2017) – \$11,903 (Renewal by Anderson)
 - Living Room (Year 2019) – \$15,549 (Renewal by Anderson)
 - Family room, Office, Guest Room (Year 2022) – \$7,623 (Anderson 100 from Brightwing Exteriors)
- Landscaping Improvements (year 2025) – Plants Trimming – \$950
- Driveway/Walkway Enhancements – Power wash of the driveway, patio and areas surrounding the house (e.g., curb) – Approx. \$500
- Front Door (2020) [The Front Door of Austin] - \$1,946.34

Interior Upgrades

- Flooring in 3 non-primary bedrooms (2019) – [Engineered Hardwood] – Approx. \$5,000 - cannot find receipt
- Interior Labor (2025) - \$12,146
- Living and Dining custom drapery (2020) - Approx. \$4,600 - cannot find receipt
- Interior Paint – [Benjamin Moore, Various Colors] – \$6,095

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- Kitchen, Office, Guest Room (Year 2025) [Benjamin Moore, Chantilly Lace] – \$150 (materials only, labor included in Interior Labor above)
- Full Bathrooms (Year 2025) (Benjamin Moore, Super White) - \$150 (materials only, labor included in Interior Labor above)
- Powder Room (Year 2025) (Benjamin Moore, Burnt Ember) - \$100 (materials only, labor included in Interior Labor above)
- Living Spaces (2020) [Benjamin Moore, Chantilly Lace] and Child's Bedroom (2020) [Benjamin Moore, Graytint]- \$4,895
- Primary Bedroom (2016) [Benjamin Moore, Graytint] – \$800
- Lighting Fixtures Upgraded – Approx. \$1,316.13
 - Living Room (2019) - [West Elm] - \$571.56
 - Kitchen Dining Space (2020) - [CB2] - \$329
 - Kitchen Island (2021) - [West Elm] - \$415.57
 - Primary Bedroom (2020) - cannot find receipt
- Ceiling Fans (2025) – [Ceiling fans have been upgraded in the living room, guest room, and office, adding both comfort and style] – Approx. \$464.95
 - Guest Room and Office (2023) - [SmaFan.com] - \$304.30
 - Family Room (2025) - [SmaFan.com] - \$160.65
 - Child's Room (2017) - cannot find receipt

Kitchen Improvements

- Cabinetry Refinishing (2025) – [Benjamin Moore, Natural Cream] – \$5,246.53
- New Cabinet Pulls (2025) - [Amerock.com] - \$489.39
- Appliance Upgrades - \$10,632.56
 - Downdraft electric stove (2023) [JennAir, [JED3430G](#), Black] – \$2,752.92
 - Microwave (2023) [Bosch, HMB50152UC] – \$1,717.70
 - Oven (2021) [Bosch, PLEB30s9fcd] – \$2,687.38
 - Dishwasher (2021) [Bosch, SHPM65Z55N] - \$1,478.62
 - French Door Refrigerator With Bottom Freezer (2017) [Kitchen Aid, KRFF305ESS] – \$1,995.94

Bathroom Renovations

- Primary Bathroom (2025) – \$28,048.21

- Custom Made Vanity [CK&R Cabinets, Benjamin Moore Beach Glass] – \$2,978
- Vanity countertop and shower steps [Toluca Granite, Quartz] - \$2,140
- Tile throughout [Porcelain Tile] – \$11,869.7 (all bathrooms)
- Plumbing services (move drain, upgrade shower plumbing) [ROD Plumbing] - \$3,550
- Upgraded Fixtures – [Toilet, Shower Glass, Tub, Tub filler, Faucets, Shower-head, Sinks, Mirrors, Light Fixture] – \$7,510.51
 - Toilet [Kohler, Cimarron] - \$623.52
 - Shower Glass: Custom made Glass by Shower Doors of Austin, \$2,000
 - Tub: Jacuzzi OSB5930BUXXXG, Color/Finish: White, \$2,497.38
 - Tub Filler: Wow Sanitary Ware, Color: Chrome, \$259.79
 - Shower Head + Val: Jacuzzi Razzo™ Shower Trim Package, Color: Polished Chrome, \$464.00
 - 2 Sinks: Kohler K-2211, Color/Finish: White, \$ 202.50 (\$101.25 each)
 - 2 Light Fixtures: Minka Lavery 2003-L, Color/Finish: Chrome, \$489.9 (\$244.95 each)
 - Faucets [Kohler, [K-28125-4](#)] - \$555
 - 2 Mirrors [Moon Mirror] - \$341.92
 - Towel rings [Kohler, Kumin] - \$76.5

- Secondary Bathroom (2025) – Approx. \$1,131.62

- Vanity Refreshing [Benjamin Moore, Revere Pewter] – \$130 (materials only, labor is included in “Interior Labor (2025) - \$12,146”)
- Tile and flooring (included in “Tile throughout [Porcelain Tile] – \$11,869.7”)
- Countertop (included in “[Toluca Granite, Quartz] - \$2,140”)
- Upgraded Fixtures – [Faucets, Shower-head, Sinks, Mirror, Light Fixture] – \$1,001.62
 - Light Fixture: Generation Lighting GLV1014, Color/Finish: Chrome, \$149.00

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- 2 Faucet: Hansgrohe 71258, Color/Finish: Chrome, \$213.26 (\$106.63 each)
 - Vessel Sinks [Kohler, Vox, White] - \$398.86
 - Spout and shower head [Moen] - \$88.96
 - Mirror - \$151.54
- Powder Room (2025) – Approx. \$1,388.7
- New Vanity [StudioDesign from Floor&Decor] – \$810.79
 - Tile and flooring (included in “Tile throughout [Porcelain Tile] – \$11,869.7”)
 - Upgraded Fixtures – [Faucets, Mirror, Light Fixture] – \$577.91
 - Faucet: Kraus FUS-14103, Color/Finish: Spot Free Brushed Brass / Matte Black, \$159.95
 - Light Fixture: Mitzi, Color/Finish: Aged Brass - \$274
 - Mirror: Moon Mirror - \$143.96

Mechanical Systems

- HVAC System Motor Replacement (2024) – \$1,060.93
- Water Heater Replacement (2022) – [Rheem, 50Gal] – \$2,752
- Electrical Switches Upgrade (2025) – [All switches in the house have been upgraded to modern, sleek designs, enhancing both functionality and style] – Approx. \$212.07 - cannot find receipts

Smart Home & Technology

- Other Smart Home Features and Security Features – [Google Nest Doorbell and Google Camera Floodlights] – \$162.36 (doorbell 2024) and \$411.33 (floodlights 2022) + \$577.50 (install labor)
- 220 Plug (50Amp) in garage ready for electric car charger (2022) - \$1,481.67

Total Investment Summary

The total estimated amount invested in home improvements is **\$154,107.48**.

Supporting documentation, including receipts and invoices, is available upon request.

Prepared for listing purposes. All cost estimates are approximate if indicated as such.