

8409 Nicola Trail, Austin, TX 78745

Home Enhancements (Page 1 of 2)

1ST FLOOR

- Upgraded level 2 tile
- Granite pre-drilled for RO water installation at sink
- Added blinds to back door
- Frosted speak easy for privacy and security on front door
- Truly open floor plan, perfect for entertaining guests

2ND FLOOR


- Upstairs loft cutout filled in for extra space and privacy
- Wall mount power outlets and cable outlets installed to support home theatre
- Carpet replaced throughout entire upstairs
- Upgraded wrought iron stair posts
- Added ceiling fans to all rooms
- Added extra in-wall cabinets to upstairs bathroom

MASTER

- Spacious upgraded master shower, double benches, double shower heads
- Master bathroom prepped for bidet with GFCI outlet and hot/cold water lines
- Upgraded double vanity with undermount sinks
- Large "sunset" window

FRONT YARD

- Large lot with privacy from trees and vegetation
- Drip irrigation system in front yard for plants
- Added culvert under front driveway
- Corner lot provides great privacy, peace, and quiet
- Top of the hill lot with excellent drainage and views



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Home Enhancements (Page 2 of 2)

- B
A
C
K
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R
D**
- Raised yard with privacy fence
 - Double gates for side access (corner lot)
 - Extended patio/slab tied into foundation 16'x24'
 - Gas stub for grill/outdoor kitchen
 - Extra outlets added throughout backyard
 - Added culvert under patio slab
 - Established, mature trees for shade coverage
 - Limestone retention walls for drainage
- G
A
R
A
G
E**
- Finished painted walls and roof
 - Radiant barrier installed on garage door
 - Level 2 charging outlet for Electric Vehicle/RV
 - Water lines + GFCI outlet for garage refrigerator
 - Extra outlets added at garage end for easy access