

Comprehensive Home Remodel & Upgrades (March 2024 – February 2025). Designed by Tracy's Custom Homes (Farmersville, TX). This extensive renovation includes new exterior finishes, upgraded electrical and plumbing, modern interior features, and high-efficiency systems. Home designed to feel like a modern mountain cabin!

**Exterior:**

- New front elevation with expanded cement patio, stone and cedar columns
- New roof
- Upgraded Hardie Board/Cement Siding (covers 75% of the home)
- New energy-efficient double-pane windows (front of home)

**Electrical & Smart Home Features:**

- New electrical breaker panels
- 90% of home rewired with new electrical wiring & outlets (including barn/shed)
- New LED lighting in kitchen and living room
- Living room ceiling fan (app-controlled)
- Exterior smart lighting (app-controlled)
- Five smart smoke & carbon monoxide detectors

**Plumbing:**

- New propane tankless water heater
- New plumbing & fixtures throughout home (excluding upstairs bathroom)

**Flooring:**

- New carpet & tile flooring throughout most of the home (excluding primary bedroom/bathroom & upstairs bathroom)

**Kitchen:**

- Fully remodeled kitchen featuring:
- New cabinets, pantry, appliances, and pot filler
- Copper farmhouse sink
- Oversized quartz kitchen island & leathered granite countertops

**Living Room:**

- New staircase & railing
- New stone propane gas fireplace with leathered granite hearth & wall switch

**Primary Bathroom:**

- New custom-tiled shower with new shower pan
- New vanity

**Downstairs Bathroom:**

- Complete remodel, including new plumbing and vanity

**HVAC & Insulation:**

- Two brand-new A/C units:
- One dual-zone unit (with two thermostats)
- One single-zone unit (with one thermostat)
- New insulation throughout home
- Solar attic fan for increased energy efficiency

**Interior Upgrades:**

- New stained interior doors & hardware