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1087 Struss Ln. Columbus Tx 78934

4 BR, 3 Bath, 2 Car Attached Garage

Features:

- *New Roof-Composition
- *New A/C-Heating (not duct work)
- *New Dishwasher, microwave, and cooktop
- * All three baths gutted and redone-new fixtures, ceramic tile, and paint
- *All new cabinetry/ island in kitchen with plug
- *All new flooring in home
- * Crown Molding added in main areas

***All new interior and exterior doors:**

- 6 panel/ interior**
- Steel outer doors**
- Patio doors have built in blinds**
- Deadbolts / knobs**

*** New water heater – Electric**

***All new shutters**

***Replaced all windows (Low E Vinyl-double Insulated)**

***Updated plumbing and wiring (breaker box)**

*** All new septic system –Standard- w/drain field**

*** New pressure tank at well**

***Installed gutters (on back and garage)**

*** Installed garage door openers**

*** Outdoor faucets replaced**

*** Made floor plan open concept**

***Painted all interior walls; ceilings and woodwork**

***Reconfigured kitchen floor plan**

*** Installed recessed lighting:**

-Living Rm, Kitchen,Master BR & 1 BR, and Hall

***Added extra cable outlet (in LR -thru attic)**

- *Built outdoor seat and bench on patio**
- *White washed fireplace and repainted mantle**
(gas outlet is there if desired)
- *All hardware inside home replaced:**
 - door knobs**
 - drawer pulls**
 - hinges**
- *Under cabinet lighting in Kitchen**
- * New outdoor lighting (corners) security light garage and patio**
- *Ceiling fan in backroom is new**
- (M-in-law In Suite w/full bath separated)**

Things not changed:

- *Double ovens**
- *3 ceiling fans**
- *2 bathroom fan (vents and heaters)**
- *Closet doors**
- *Garage doors**

***A/C Vents**

***W/D in Hall by Garage/Cabinets above**

***Pantry in Kitchen**

***Cabinets and fridge in garage stay w/house**

***House needs water softener/iron remover which can be added to cost of house. Owner will install. (Hooks up are in place)**

*** To Fence it / L Shaped perimeter (Barb wire only)**

Split cost with buyer

***Carpet and Bermuda grass**

***All Oak Trees**

House built in 1980