

**UPDATES, UPGRADES AND MAINTENANCE**  
**132 Abbeydell, Boerne, TX 78015**

**2021:**

White plantation shutters (3 ½" wide slats) throughout the home (21)

Master Bedroom/Bathroom/Closet-Grey wood look tile flooring. Stone/rock accent wall in bedroom. Barn door entrance door to master bathroom that complements grey tones. Complete custom walk-in shower 9' X 5' with beveled subway wall tile and river rock tile accents on walls and floor of shower, linear trough drain, shuter trim, two niches, brushed nickel fixtures (rain showerhead). Clear glass enclosure 80"x72". Granite countertop with two undermount rectangular wash basins with brush nickel waterfall faucets.

Master Walk-in California styled closet with built-ins.

Master bathroom bidet toilet with adjustable temperature of seat, water and air dry. Accent tiled rock wall.

Kitchen: White/gray, stone/rock backsplash. Undercabinet LED Bluetooth lights. Added 3 electrical plugs in cabinets. Black granite composite single sink with Kohler brush nickel faucet and soap dispenser. Kitchen sink peninsula wrapped with white/gray, stone/rock tile. Walk-in Pantry-6 surround shelving unit

Formal Dining Room (or study)- brushed nickel ceiling fan with accent stone/rock accent wall.

Upstairs Bathroom-replaced granite countertop and chrome faucets

Back Porch-LED decorative lights.

**2020:**

Craftman cabinets and workbench in garage. Rock/brick planters around trees; rock wall in front of front flower bed. Two Tiled flat areas in back yard, one for BBQ pit. Covered back porch shades.

**2018:**

**Water softener installed in garage. Complete surround sound in theater room. Added 5 additional ceiling fans throughout the home. Three overhead garage storage racks.**

**CONVEY WITH SALE:**

**Pool table and Accessories, shuffleboard table and accessories, surround sound speaker system in theater room, Ring doorbell, Craftsman upper cabinets only with workbench in garage.**

**All potential Buyers should independently verify information contained herein before relying thereon and are responsible for all warranty transfers, if applicable. Dates are approximate.**