

Property Highlights & Features

1613 Churchwood, Austin, Texas

Major Updates & Improvements

- New roof installed in Summer 2022 by Raptor Roofing
- Solar energy system installed in 2012 with additional attic insulation
- Solar system fully serviced, inspected, and tested during roof replacement in 2022
- Exterior professionally painted in 2022 and refreshed again in 2025
- New rear fence installed in 2021
- Gutters installed in 2022
- New metallic front door installed and recently repainted (2026)
- Limestone walkways and landscape borders added around home and backyard

Interior Enhancements

- Complete kitchen remodel featuring granite countertops
- Dry bar addition
- Brand-new cooktop (2024)
- New microwave (2024)
- Built-in entertainment center with concealed speaker cabinetry
- Master bathroom fully remodeled (2026)
- New carpet throughout (2026)
- All new ceiling fans (2026)
- Jack-and-Jill bathroom updated with new tile flooring (2026)
- All new toilets installed (2026)
- Fresh interior paint on walls, cabinets, trim, ceilings, and doors (2026)
- Updated lighting throughout most of the home (2026)

Energy Efficiency & Comfort

- Owned solar panel system helps offset utility costs
- Additional attic insulation for improved energy efficiency
- Three-zone HVAC system
- Upstairs HVAC unit approximately 3–4 years old
- HVAC systems professionally maintained on a regular schedule
- Landscape and pathway LED lighting installed

Outdoor Living & Landscaping

- Front porch finished with slip-resistant sand-textured paint
- Deck boards replaced and refinished
- Backyard deck repaired and repainted
- Mature landscaping with limestone accents
- Irrigation system professionally serviced (2026)
- Trees professionally trimmed and maintained
- Weekly lawn maintenance program established

Recent Maintenance (2026)

- HVAC systems cleaned, inspected, and serviced
- Irrigation system serviced
- Interior and exterior windows professionally cleaned

- New window screens installed throughout
- Trees professionally trimmed
- Pest control and termite prevention maintained on regular service schedule

Additional Features

- Wood-burning fireplace
- Google Fiber available
- ADT security system infrastructure with smoke/CO monitoring and cellular backup capability
- Located within Eanes ISD: Forest Trail Elementary, West Ridge Middle School, and Westlake High School