

# UPGRADES LIST



LICONATEAM

8219 EDGEMOOR, AUSTIN, TEXAS 78749

## RECENT PROPERTY UPDATES

- Full professional repaint of both the interior and exterior of the home.
- Modernized lighting throughout the home with newly installed, curated light fixtures.
- Brand new, updated ceiling fans installed in key rooms.
- Tailor-measured, brand new window blinds installed throughout the property for immediate privacy and a polished look.
- Complete, professional deep-cleaning and restoration of all floor tile and grout lines across the entire home..
- Freshly refinished bathtubs.
- Complete landscaping overhaul including freshly mulched and xeriscaped backyard areas.
- Comprehensive Power-Washing & Window Cleaning

## MAJOR IMPROVEMENTS BY YEAR

- 2026 – Full backyard fencing + gates replaced (metal posts)
- 2024 – New 40-gallon water heater
- 2018 – Roof replacement
- 2018 – Vinyl plank flooring in all bedrooms/closets (no carpet)