

# **5721 Louise Ln. Austin, Texas 78757**

## **Notable Improvements & Updates**

Following the 2018 renovation/purchase, the home has undergone approximately \$100,000 in additional improvements and investments, thoughtfully enhancing functionality, comfort, and long-term ownership value throughout.

### **Interior Enhancements**

- Custom primary closet addition — approximately \$20,000 investment
- Pella panoramic sliding door system added to strengthen the indoor-outdoor connection — approximately \$9,000 investment

### **Mechanical & Infrastructure**

- Full Radiant Plumbing replacement — approximately \$35,000 investment
- Foundation repairs completed with transferable warranty — approximately \$10,000 investment
- Gutters added and upgraded — approximately \$5,000 value

### **Exterior & Landscaping**

- New sod and upgraded irrigation system installed by AusTex Irrigation — approximately \$20,000 investment