

2226 Hillshire Ln Irving TX 75063

Update and Improvement Details

A. Porch and Foyer

1. 8 ft (36x96-inch) wrought iron-and-glass entry door
2. 8 ft (25.6x98.4-inch) 9-LED flush mount high-ceiling crystal chandelier
3. Modern 23.6-inch LED wall light fixture
4. 12.2-inch matte black vintage dimmable light fixtures on entry door sides inside
5. Energy efficient French portrait tinted glass windows
6. Solid maple hardwood floor and baseboards
7. Fresh paint and texture on walls, ceiling, base boards, and crown molding
8. Flush mount black and gold LED ceiling light fixtures on porch
9. Fresh white paint on 2 pillars in porch entrance
10. Modern (28.25 inch) carriage lights on each side of porch

B. Winding Staircase

11. Modern wrought iron decorative balusters
12. Replaced carpet on stairs - 2024
13. Modern curved creative design black light fixture on staircase wall nook
14. Clean and clear coat on staircase handles and wood step

C. Office

15. Solid maple hardwood floor and baseboards
16. Built-in floor-to-ceiling bookshelves with fresh black paint
17. Energy-efficient French portrait bay windows
18. 64-inch black and gold 8-blade color-changing decorative ceiling fan with light and remote control with reversible air flow
19. Modern 23.6-inch LED double wall light fixtures
20. Quadro Matt Black door with frosted glass 32x96-inch (8 ft)
21. Energy efficient portrait bay windows
22. Fresh paint and texture on walls, ceiling, base boards, and crown molding

D. Dining Room

23. Solid maple hardwood floor and baseboards
24. 31.5-inch 14-LED gold raindrop crystal tree branch luxury chandelier
25. Energy-efficient French portrait bay windows
26. 32x80 inch solid wood French doors towards kitchen painted black
27. Fresh paint on walls, ceiling, base boards, and crown molding

E. First Floor Full Bath Complete Remodel

25. Floor-to-ceiling wall tiles
26. Marble shower floor
27. 8 ft sliding glass shower door
28. 16-inch ultra-thin matt black square rain shower head
29. Quartz countertop
30. Extended tile backsplash
31. Decorative golden color frame around mirror
32. 18 x 12-inch Satin Gold Brass Tone Undermount Bathroom Stainless Steel Sink
33. 7.8-inch matt black unique design brass bathroom-sink faucet
34. Above-mirror light fixtures
35. 19.2-inch bright-white LED ceiling light fixture
36. Bathroom wall fixtures
37. Fresh paint and texture on walls, ceiling, door, cabinet doors, and base boards

F. First Floor Bedroom

38. Solid maple hardwood floor
39. Energy efficient French portrait bay windows
40. 72-inch black 8-blade color-changing Ceiling Fan with Light and Remote Control with reversible air flow
41. 12.8-inch rectangle up-and-down warm-white LED black wall light fixtures
42. Custom cut-to-size ivory zebra roller blinds for windows
43. 14x8-inch Modern decorative AC vent cover
44. Fresh paint and texture on walls, ceiling, door, closet doors, base boards, and crown molding
45. Fresh paint and texture inside closet and shelves

G. Living Room

46. Solid maple hardwood floors and baseboard
47. Large-footprint-tile accent wall
48. Quartz gas-burning fireplace with a single-quartz-slab backsplash
49. Tempered ¼ inch transparent modern glass fireplace 33x46 inch screen
50. 64-inch black and gold 8-blade Color-changing decorative Ceiling Fan with Light and Remote Control with reversible air flow
51. Built-in wall speakers
52. Energy efficient French portrait bay windows
53. Fresh paint on walls, ceiling, and base boards
54. 14x8-inch Modern decorative AC vent cover
55. Dimmable 8.3-inch LED black wall lantern sconces above fireplace with movable heads
56. Dimmable ceiling spotlights
57. Nest temperature control
58. Provision for connecting surround sound built-in wall speakers

H. Kitchen – Complete Remodel

59. Travertine floor tiles
60. Golden double sink
61. Delta 16.25-inch high-arc champagne-bronze kitchen faucet with magnetic pull-down sprayer
62. Moen ¾ HP Continuous feed garbage disposal with noise reduction
63. Premium Taj Mahal quartzite countertops and island
64. Espresso color maple island cabinetry with dual power outlets
65. Marble decorative backsplash
66. 54-inch (42 + 12) white maple shaker-style cabinets
67. Dacor 5-burner stainless steel gas cooking range
68. KitchenAid stainless steel ultra-silent Dishwasher
69. Samsung stainless steel vent hood with Bluetooth
70. Samsung stainless steel refrigerator (to stay)
71. GE stainless steel microwave and oven
72. Modern dimmable gold pendant light fixtures over island
73. 14x8-inch Modern decorative AC vent cover
74. GFCI power outlets and modern USB power outlets
75. Lights below cabinets

- 76. Fresh paint and texture on walls, ceiling, and base boards
- 77. Fresh paint and matte black door handle on door towards garage
- 78. Dimmable ceiling spotlights

I. Breakfast Nook – Complete Remodel

- 79. Travertine floor and bay-window tiles
- 80. 54-inch (42 + 12) shaker-style maple white and glass cabinets
- 81. Premium Taj Mahal quartzite countertop
- 82. Built-in GE stainless steel microwave
- 83. 24-inch 10-LED luxury crystal raindrop gold branch chandelier dimmable
- 84. Energy efficient bay windows
- 85. Fresh paint and texture on walls, ceiling, and base boards
- 86. GFCI power outlets

J. Backyard Entry Nook

- 87. Wrought iron-and-glass door towards backyard
- 88. 3-light black ceiling pendant light fixture
- 89. Travertine tile floor
- 90. Fresh paint and texture on walls and ceiling

K. Wet Bar – Complete Remodel

- 91. Travertine tile floor
- 92. large stainless-steel sink
- 93. Garbage disposal
- 94. 48" shaker-style glass cabinets
- 95. Marble backsplash
- 96. 3-light black ceiling pendant lights
- 97. Moen matt black faucet with pull down sprayer
- 98. GFCI power outlet
- 99. Fresh paint and texture on walls, ceiling, and base boards

L. Walk-in Pantry

- 100. Frosted glass pantry door
- 101. Ceiling light fixture
- 102. Travertine tile floor
- 103. Fresh paint and texture on ceiling, walls, shelves, door, and baseboards

M. Laundry Room

- 104. Travertine tile floor including linen closet
- 105. Shaker-style maple cabinets below sink
- 106. Black sink
- 107. Oil Rubbed Bronze-Black Bathroom Sink Faucet
- 108. Modern black-and-white backsplash tiles
- 109. Energy efficient window
- 110. Ceiling light fixture
- 111. Fresh paint and texture on walls, ceiling, doors, base boards, linen shelves
- 112. Towel hanger wall fixtures

N. Walk-in Coat closet

- 113. Extra-deep walk-in closet solid hardwood maple floor
- 114. Fresh paint and texture on walls, ceiling, shelves, and baseboards
- 115. Freshly painted door
- 116. Light fixture

O. Backyard Patio

- 117. 32-inch 15-light LED black farmhouse wagon wheel chandelier
- 118. 19.29-inch LED rectangle black wall lantern sconces with movable heads
- 119. Black ceiling paint in patio
- 120. Baltoro Italiano large format tiles on huge wood burning stone fireplace
- 121. Fresh High temperature black paint in fireplace kiln
- 122. 45x33-inch distressed gold fireplace screen, wrought iron 2-panel door
- 123. Baltoro Italiano large format tile on counter-top with backsplash
- 124. Luxury Ceramic Vessel Gold Sink with dragon style hand-carving
- 125. Matte black pull-out sprayer faucet

P. Upstairs Bedroom-1

- 126. Replaced carpet in room and walk-in closet
- 127. Energy efficient portrait French windows
- 128. 72-inch black 8-blade Ceiling Fan with Light, Remote, reversible air flow
- 129. 12.8-inch rectangle up-and-down warm-white LED black wall lights
- 130. 2-ring creative LED light fixture in closet
- 131. Fresh paint and texture on walls, ceiling, door, and base boards
- 132. Fresh paint and texture inside closet, shelves, and closet doors

Q. Upstairs Bedroom-2

- 133. Replaced carpet in room and closet
- 134. Energy efficient French windows
- 135. 72-inch black 8-blade Ceiling Fan, Light, Remote, reversible air flow
- 136. Dimmable 8.3-inch LED black wall lantern sconces with movable heads
- 137. Fresh paint and texture on walls, ceiling, door, and base boards
- 138. Fresh paint and texture inside closet, shelves, and closet doors

R. Upstairs Jack & Jill Bath – Complete Remodel

- 139. Floor tiles with marble in-lays
- 140. Quartz countertops
- 141. Marble backsplash around sink
- 142. 18 x 12-inch Satin Gold Brass Tone Undermount Bathroom SS Sink
- 143. All-wall tiles in bathtub and toilet
- 144. 21.7x12-inch boat-shaped artistic glass vessel sink with pop-up drain
- 145. Kelly Miller 30"x40" Jeweled Bathroom above-sink Wall Mirror
- 146. Luxury Gold color tall sink brass Faucet
- 147. Golden frame for mirror
- 148. Above-mirror light fixtures
- 149. LED flush mount 11-inch ceiling light fixture
- 150. GFCI electrical outlets
- 151. Fresh paint and texture in walls, ceiling, skylight, doors, and cabinet doors

S. Game Room

- 152. Replaced carpet on floor and closet
- 153. Modern 15.75-inch warm white LED black wall sconces
- 154. Modern 45.1-inch LED 9-Lights Sputnik Matte Black Flush Mount Light
- 155. Modern LED 12-inch flush mount light fixture
- 156. Energy efficient windows
- 157. Fresh paint/texture in walls, ceiling, baseboards, doors, closet, and shelves

T. Primary Bedroom

- 158. Replaced carpet on floor
- 159. Black and golden accent wall
- 160. Built-in black painted bookshelf and TV stand
- 161. 17.72-inch LED 9-Light Dandelion Firework Gold Chandelier
- 162. 64-inch black & gold 8-blade Ceiling Fan, Light, Remote, reversible air
- 163. Black entry door with frosted glass inlays
- 164. Black door handle with lock
- 165. Energy efficient windows
- 166. Fresh paint/texture in walls, ceiling, baseboards, doors, closet, and shelves
- 167. Nest temperature control

U. Primary Bath – Complete remodel

- 168. Marble tiles and marble floor accent inlays
- 169. Marble tiles on walls and shower
- 170. 8-ft glass shower with glass entry door and luxury fixtures
- 171. 16-inch ultra-thin matt black square rain shower head
- 172. Two quartz countertops with waterfall
- 173. 18 x 12-inch Satin Gold Brass Tone Undermount Bathroom SS Sink
- 174. Matt black bathroom-sink faucet
- 175. Modern 15x24-inch ceramic Grande Oval Golden vessel sink
- 176. High-arc 15-inch matt black faucet with pull-down sprayer
- 177. Marble backsplash around sinks
- 178. Decorative golden mirror frames
- 179. Above-mirror light fixtures
- 180. 17.72-inch LED 9-Light Dandelion Firework Gold Chandelier
- 181. Bathroom wall fixtures

- 182. Replaced large jacuzzi bathtub
- 183. Fresh paint/texture walls, ceiling, skylight, door, cabinet doors, base boards
- 184. Fresh paint/texture in linen closet walls, shelves, baseboards, and closet door
- 185. Fresh paint/texture in toilet walls, shelves, baseboards, and door

V. Primary Bedroom Walk-in Closet

- 186. Marble tiles on floor
- 187. Ceiling light fixtures
- 188. Fresh paint and texture in walls, shelves, baseboards, and closet door
- 189. Energy-efficient French windows

W. Garage

- 190. Black-painted French entry doorway from Kitchen
- 191. Cedar wood and stained custom-built garage door
- 192. Garage opening heavy-duty springs and electro-mechanicals
- 193. Epoxy floor
- 194. Freshly painted ceiling, walls, shelves, doors, water-heater door, attic door
- 195. Light fixtures outside on both sides of garage door

X. Backyard

- 196. Fresh black stain on all of cedar fence interior and exterior, and fence doors
- 197. Timer-controlled auto-on/off Garden LED lights on fence internal perimeter
- 198. 2 Garden arbor wedding arches 7.9 x 4.6 ft
- 199. White fountain
- 200. Vinyl fence privacy screen for AC Condensers
- 201. Zoysia SOD on about 5000 sq ft of backyard – Oct 2023
- 202. Pink lady apple, yellow apple, pear fruit trees

Y. Security System & Other

- 203. Security system with radio connection to Las Colinas security office
- 204. 24x7 free security monitoring
- 205. Replaced all doorknobs

Z. Front Yard

- 206. St. Augustine SOD on about 2000 sq ft– Oct 2023
- 207. Garden arbor wedding arch 3' 11" Wide x 7' High, Black
- 208. Magnolia and purple-leaf plum plants
- 209. Front porch timer-controlled perimeter decorative lights and tree-lights
- 210. Partial replacement of front bed landscaping

AA. Exterior

- 211. High-impact resistant shingles (eligible for property insurance discount) -2018
- 212. Replaced gutters - 2018
- 213. Replaced copper plates above bay windows -2018
- 214. Dusk-to-dawn outdoor wall lanterns on each side of garage door
- 215. Motion sensor lights outside garage door
- 216. Fresh black stain on cedar fence exterior and interior
- 217. Exterior black frame for windows
- 218. Replaced all sprinkler heads and controller