

1161 La Mirada Court, *Southlake, Texas 76092*



MAIN HOUSE – New PAINT, CARPET, and INSULATION throughout.

HOME AUTOMATION SYSTEM - *StarPower in Southlake (817.421.3300)*

- New URC Home Automation System.
- New Sonos System which controls lighting and audio visual – works with remotes and mobile app.
- All new speakers on Tennis Court, BBQ area, and Pool Area.
- All new BBQ lighting.
- All new NEST thermostats which work on wall and mobile app.
- All pool equipment controlled by I-Aqualink station and mobile app.
- All new Ring security camera and door bell system with 14 new camera stations – mobile app controlled.
- All new Lutron Mobile App- Controlled lighting system for interior and exterior lighting.
- Brand new Sub-woofers and in-wall speakers in the adult playroom.
- Brand new Sony Bravia 80” wall mounted television in adult playroom.
- All new Araknis WiFi system for the entire property.
- All new AV components.
- All new Theater projector and Theatre Sub-Woofers.

FRONT GATE – New Motor & Remote, Installed Camera, Powder coated Gates.

- Portiche/Drive- Gate – New Motor & Remote, Powder coated Gate.

FRONT STONE MAILBOX – completely rebuilt.

DRIVEWAY – added approximately 3,277 square feet. Gate auto opener newly installed which opens automatically when a car drives through.

RETAINING WALL ON SOUTHWEST SIDE OF DRIVEWAY – rebuild approximately 80 feet of the wall and columns.

LANDSCAPING

- all new exterior tree and driveway lighting, which are controlled by the wall unit and Mobile App.
- New sprinkler system, new Rain Bird Sprinkler which is controlled by the wall unit and Mobile App.
- New landscaping throughout the property.

FLO-LOGIC SYSTEM – all new customized Flo-Logic water auto shutoff device for both homes (main and guest house)

KNOXBOX – all new Knoxbox installed

CHIMNEY – Brand new stone chimney on the north side of office approximately 38 feet from top to bottom.

BLUE TWO CAR GARAGE – Brand new WiFi enabled garage door operators. New Paint

THREE CAR GARAGE – All new storage shelving. All new step from garage into home.

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POOL – all new auto fill system. All new exterior lighting on all three sides of the outdoor pool.

BBQ – all new 6 burner Coyote BBQ. All new stainless steel cabinets and drawers for BBQ station. All new BBQ sink. All new Granite and lighting.

TENNIS COURT- all new tennis viewing area made of stone approximately 13 sq feet.

APPLIANCES

- Brand new washer and dryer for Primary closet.
- Brand new Scottsman icemaker for kitchen
- Brand new Whirlpool freezer for pantry.
- Brand new Pot Filler for kitchen.
- Brand new Water Purifier for kitchen.
- Brand new Garbage Disposals for both kitchen sinks.
- Brand new faucets for both kitchen sinks.
- Brand new cook top for Grotto.

KITCHEN

- All new tile floor
- All new plaster wall covering.
- All new custom back splashes on all walls and above gas range.
- All new pulls and handles for cabinets and drawers.
- All new customized wood paneled cutting board pull out.
- All new wall mounted lighting.

FAMILY ROOM

- All new tile floor.
- All new plaster wall covering.
- All new floor to ceiling glass wall, approximately 13' long.
- All new wall mounted lighting.

KITCHEN NOOK

- All new tile floor.
- All new plaster wall covering.
- All new customized chandelier.
- All New ceiling lighting (can lights)

KITCHEN POWDER BATHROOM

- All new completely customized bathroom.
- All new flooring.
- All new faux painted walls.

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- All new toilet.
- All new plumbing fixtures and built-ins.
- All new wall lighting and chandelier.

MUD ROOM – All new Tile floor.

POOL ENTERTAINMENT CENTER – all new ceiling speakers.

MUD ROOM BATH – all new paint.

FORMAL LIVING ROOM – All new paint, faux painted wall, and customized chandeliers and wall scones.

FORMAL DINING ROOM – All new paint, faux painted wall, and painted stone fireplace.

OFFICE 1 – All new paint. All new drapes

OFFICE 2 – all new paint. All new drapes

PRIMARY BEDROOM

- All new Carpet.
- All new Wall Treatments.
- All new Antique Glass Wall.
- All new Faux paint.
- All new Window Treatments and motorized shades.
- All new customized chandeliers.

PRIMARY BEDROOM BAR – All new granite bar area.

PRIMARY MASSAGE ROOM – All new paint and new tile floor

PRIMARY BATHROOM – All new design and construction.

- All new water closet and toilets.
- All new faux painted walls.
- All new shower, steam shower, fixtures, sinks, mirrors, chandeliers and lighting.
- All new handles and pulls.
- All new electric fireplace.

PRIMARY CLOSET – FIRST FLOOR

- All new design and construction.
- All new shoe cabinetry.
- All new custom safe cabinetry.
- All new pulls and handles.
- New full size washer and dryer added.

PRIMARY UPSTAIRS CLOSET AND STAIRCASE – all new carpet throughout.

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REAR STAIRS

- All new carpeting.
- All new wall mounted lighting.

NANNY'S QUARTERS

- All new Carpet and Paint.
- Foam insulation in closet.

ADULT PLAYROOM

- All new paint and Faux Wall treatment
- All new Chandeliers.
- New Glass wall approximately 4' tall and 13' long.
- All new granite bar top.
- All new bar lighting.
- All new ceiling speakers, subwoofers and 80" Bravia Television.

ADULT PLAYROOM POWDER BATHROOM

- All new completely customized bathroom.
- All new flooring.
- All new faux painted walls.
- All new Toilet.
- All new Plumbing fixture and built-ins.
- All new Wall-Lighting and Chandelier.

MOTHER-IN-LAW SUITE - All new paint.

TWO GIRLS BEDROOMS – Completely renovated both suites.

- All new Wall treatments and Faux paint.
- All new Carpet.
- All new Chandeliers and lighting fixtures.
- All new window treatments and motorized shades.

NATURAL GAS GENERATOR – INSTALLED September 2023

- Whole house generator – Generac 48kW Liquid Cooled Generator

Other Media, Floorplans, Matterport, and Documents available for view on:

www.1161LaMirada.com