

7526 E. Grapevine RD Updates

HOUSE

- New 1200 foot water line from meter to house, barn, and arena with 4 gang individual shut-offs 2023 (\$16,300)
- New irrigation valves 2023 (\$1,200)
- New remote control gate operating system 2023 (\$2,500)
- New steel gate bow, ranch sign yardarm, and address numbering 2023 (\$8,000)
- All west facing portion of roof replaced 2023 (\$14,000)
- Painted entire inside of house and garage and ceilings 2021
- Hard-wired security system with ALL the latest technology - including garage exterior doors - ADT centrally monitored 2021 (\$2,300)
- New LED exterior lighting on courtyard wall 2023 (\$2,200)
- Sunbrella 4 car carport 2013
- Outdoor remote control electric shade blinds on pool facing patio 2021 (\$7,800)
- 1000psi mister/fogger on pool facing patio - new heads 2023, compressor serviced 2023 (\$900)
- Outdoor kitchen rebuilt with new burners, new BBQ parts, new fridge, and under lighting added 2022
- New pool cleaning system 2023 (\$600)
- New snake fencing on pool patio 2023
- New refrigerator 2023 \$3500 - gourmet ice ball maker
- Purchased Washer/Dryer 2021
- Updated carpet in guest bedrooms 2022
- Installed rubber gym flooring and mirrors 2022
- Purchased new home gym 2020 \$3500

BARN

- All horse stalls pressure washed - ceilings, walls, stall doors, mats pulled, stall floors releveled, new stall wall kickplates installed, stall wall kickplates tar coated, outdoor runs dugout, runs sanded and leveled 2023 (\$16,000)
- New ENTIRE barn replumbed above and below ground 2023 (\$1,250)
- New stall horse waterers 2023 (\$800)
- New custom horse waterer kick guards 2023 (\$200)
- 1000psi mister/fogger system compressor serviced 2023
- New stall fans 2023 (\$1,600)
- New paint inside and outside of barn 2023

- Installed ATV-UTV Garage (in barn) with lights, electric, and remote control electric security shutter garage door 2022 (\$11,500)
- 30 tons of sand and 30 yards of wood shavings added to arena 2022
- Laser leveled arena footing 2022
- Horse trailer turn-around added, bladed, and leveled 2022
- Buried 2 water spigot/valves where they interfered with horse access and trailer turn-around 2022
- 28,600SF Roping/Riding Arena not including roping chute or holding pens

Note: All updates per seller—buyer to verify all material information.