

# 121 SILVERSTONE DR

Hillcrest Custom Homes

**Pool by Optima Pools (<http://www.optimapools.com/>)**

17,000 gallon low-chlorine pool with Ag/Cu ions (Nature's 2)

Depth: 3 feet shallow, 7 feet deep

Radius wall is a Texas limestone cave mix

Pool deck is integral colored concrete with a Texas moss boulder accent.

Coping is brown luederstone.

Surface is durable CRI sunstone (mesa pearl) surface

Project scope: \$55,000 (2011)

**Landscaping by "Goodness grows in Austin" ([www.goodnessgrowsinaustin.com](http://www.goodnessgrowsinaustin.com))**

Focus on xeriscape and native plants. Low water requirement, low maintenance.

Dry creek bed from side yard to back filled with Texas river stone and moss rocks to control drainage; flagstone slab stepping stones installed through the creek bed.

Native trees include Texas Live Oak, Monterrey Oak, Cedar Elm, Anacacho orchid tree, Southern wax myrtles and Texas sage

Project scope: \$34,000 (2009)

**Vegetable Garden by Austin Resolution Gardens ([www.resolutiongardens.com](http://www.resolutiongardens.com))**

Installed deer fencing, irrigation expansion and raised plant beds.

Project scope: \$2,500 (2012)

**Interior/Exterior Paint: \$9,000 (2014)**

**New carpet and engineered hardwood: \$5,200 (2014)**

**Faucet upgrade in kitchen: \$400 (2014)**

**Cabinet hardware: \$250 (2014)**

**LED lighting in hall and living room: \$240 (2014)**

**Fence installed: \$15,000 (2007)**

**Water heater replaced (2013)**

**Garbage disposal replaced (2013)**

**New aerator (2014)**

**Average Monthly Utility Bills (2013)**

**Water: \$100.71**

**Electricity: \$306.23**

**Negotiable Items:**

**Playscape**

**Trampoline**

**Refrigerator**

**Washer/Dryer**

**Black bookshelves in Office**

**Shelves and bookcases in Bedrooms**