

## IMPROVEMENTS & UPGRADES SUMMARY

7005 Peters Path

Colleyville, Texas

### Over \$175,000 in Recent Improvements

The current owners have made significant investments in the property to enhance its beauty, functionality, long-term durability, and overall enjoyment. The following summary highlights many of the major improvements completed during ownership.

#### 2025 ARCHITECTURAL ROOF REPLACEMENT

A new architectural composition roof was installed in 2025, providing enhanced durability, curb appeal, and long-term peace of mind.

Highlights:

- Complete roof replacement
- Modern architectural shingles
- Significant capital improvement
- Major future maintenance expense already addressed

#### COMPLETE POOL & OUTDOOR LIVING RENOVATION (2025)

The backyard underwent an extensive transformation, creating a true resort-style outdoor living experience.

Pool Improvements:

- New pebble pool finish
- Updated tile throughout pool and spa
- New lighting
- Equipment upgrades
- Renovated water features

Architectural Stonework:

- Extensive replacement and restoration of decorative stonework
- Elevated spa stonework renovation
- Pool perimeter stone enhancements
- Raised waterfall garden and water feature stone restoration

Result:

A dramatically enhanced outdoor environment designed for both everyday enjoyment and large-scale entertaining.

## **RESORT-STYLE OUTDOOR LIVING ENHANCEMENTS**

Additional improvements to the outdoor living areas include:

- Landscape enhancements
- Garden improvements
- Decorative hardscape improvements
- Ongoing tree and landscape maintenance
- Vegetable garden development
- Fruit tree and vine cultivation
- Lawn improvements
- Outdoor entertainment enhancements

## **NEW PREMIUM SOD INSTALLATION**

Extensive lawn improvements were completed with premium sod installation, helping create the lush estate-style appearance of the property.

Benefits:

- Enhanced curb appeal
- Improved recreational space
- Consistent lawn appearance
- Increased backyard usability

## **INTERIOR WOODWORK & FINISH RESTORATION**

A substantial restoration effort was completed throughout the home to refresh and preserve the property's extensive custom woodwork.

Areas addressed include:

- Interior trim
- Stair railings
- Built-in cabinetry
- Decorative millwork
- Doors
- Custom wood details throughout the home

This restoration significantly enhanced the appearance and presentation of the home's architectural features.

## **DESIGNER GARAGE FLOOR COATING**

The garage floor was professionally refinished with a premium designer coating system.

Benefits:

- Enhanced appearance
- Improved durability
- Easier maintenance
- Luxury presentation consistent with the rest of the property

## **ATTIC STORAGE IMPROVEMENTS**

Additional flooring was installed in the attic creating approximately:

708 Square Feet of Floored Attic Storage

This substantial storage area provides exceptional long-term storage capacity rarely found in residential properties.

Ideal for:

- Holiday decorations
- Seasonal storage
- Hobby equipment
- Family keepsakes
- Long-term household storage

## **SYSTEMS, MAINTENANCE & PROPERTY CARE**

The property has benefited from ongoing maintenance and stewardship throughout ownership.

Examples include:

- Regular landscape maintenance
- Irrigation system upkeep
- Pool system maintenance
- HVAC servicing
- Interior finish preservation
- Exterior maintenance
- Preventative property care

## **ADDITIONAL PROPERTY ENHANCEMENTS**

Notable property features and enhancements include:

- Four gas fireplaces
- Whole-home audio system
- Security system
- Wired ethernet network infrastructure
- Executive office with custom built-ins
- Extensive custom millwork
- Outdoor kitchen
- Outdoor television viewing area
- Covered outdoor living room
- Circle drive
- Extensive gated parking
- Oversized 4-car garage

## **INVESTMENT IN QUALITY**

The owners have invested over \$175,000 in recent improvements while maintaining the property's original architectural character and custom craftsmanship.

The result is a home that combines timeless design, extensive recent upgrades, exceptional outdoor living, and a level of care that is immediately apparent throughout the property.

For additional information, floor plans, video tours, and property documents, please visit:

[www.7005PetersPath.com](http://www.7005PetersPath.com)