

**Proudly Presenting**  
**9425 Spencer Lane Chappell Hill, TX 76691**

Pristine 5 acres with soft woods and dense woods  
Wet weather creek with foot bridge  
Main House, Apartment and Cabin  
3 car garage with Carport and so..... much more!

**Main Home - Info and Improvements**

Bungalow style home moved from its original location at the historic Lockhart Plantation in Chappell Hill in 1990's. Offers 2 bedrooms and 1 bathroom

Installed Trane heat pump heating and air units 2014

Completely remodeled the kitchen – designed and supervised by Susan Borck of The Design Studio, includes all new plumbing, resurfaced large cast iron sink, new faucet, carrara backsplash, quartz counter tops, under cabinet lighting, custom built cabinets with deep drawers, 2 can trash pull out with hidden towel drawer, tray dividers and pull out shelf for easy access over refrigerator, slide in glass top convection oven with warming drawer, built in microwave, cabinet front Bosch dishwasher and cabinet front French style refrigerator.

Completely remodeled the bathroom – all new plumbing, faux marble shower with bench, faux marble sink and countertop with wood vanity, mirrored medicine cabinet, comfort height toilet, new light fixtures, travertine tile flooring

Hardwood floors – (wood flooring had been completely covered with several layers of paint)  
Floors were stripped, stained and refinished.  
(Large portion of house is still the original long leaf pine)

Installed 1920's antique fireplace mantel with travertine tile.  
Mantel was purchased in Waco, TX

Crown molding added throughout

Painted the bead board ceilings and antique wooden window shutters

Ceiling fans with lights added

Installed a new larger electric breaker box and wiring for house and cabin

### **Exterior Utility Room added**

7.7 x 5.5 area enclosed outside at deck for the washer/dryer and water heater.  
Has cement floor, Hardie siding and metal roof  
January 2016 – GE stackable washer/dryer

### **Improvements to Exterior of Main House**

Replaced metal roof and gutters & added Hardie siding and insulation

Replaced all windows - double pane vinyl & screens, added large picture window in kitchen

Installed solid wood 9 lite wood doors at front and back porches,  
fiberglass 9 lite French doors at deck

Added front and back porch railings, hand stair rails and decorative corner trim at eaves

Electric meter moved off the front of house to an electric pole in the yard

Installed motion lights at porches and deck & added front porch ceiling fan

### **Improvements to Landscaping**

Wood fencing built front and south side of property

Installed entrance gate with key pad hardwired to opener

Added wide gravel drive from gate to house and large parking area (work by David Sower)

26 foot decorative trellis in parking area designed by Glasco, installed by Integrity Works

New sprinkler system and front flower beds designed and installed by Glasco

35 feet of cedar cut pickets added to white picket fence to extend it the length of the house  
(original white pickets from a house in the Heights in Houston)

White stone patio designed and built by Papescares

Brick sidewalks and brick pad under pergola reconstructed and mortared by Papescares

Arbor at entrance to sidewalk rebuilt  
(Large red bricks with X design under arbor at sidewalk date to 1901 Chicago building  
according to Adkins Architecture)

### **Landscaping continued...**

30 x 30 fenced garden rebuilt – new cedar posts, wire fencing and gravel

42 x 5 foot walking bridge built over creek bed

Gravel and metal edging around west and north side of house installed

White stone edging along flower beds and white stone flower bed near creek bed added

90+ trees planted including Nellie Stevens holly, live oak, bur oak, water oak, pecan, loquat, crape myrtle and oleander

Planted numerous flowers, rose bushes, Japanese boxwood, Bufford holly, vitex and others

### **Improvements to cabin**

(Told the building was moved from Cat Spring, TX)

Electricity run underground from house to cabin

Added 10 x 6 porch with tin roof

Replaced aged batten on all sides to help preserve building

Refurbished old windows on west and south side, added a metal window to east side

Installed window unit for both heating and air

### **Improvements to tool/potting building**

(Told building was moved from Cat Spring, TX and was a smoke house)

Attached a 9 x 6 enclosed area behind building with metal roof and siding for storage of tools or mower

Built a potting table with shelves in right side of building

Added two front doors and two shutters made of older wood to match building

Replaced and painted wood wall on east side

Painted metal roof

## **Garage/Apartment built in 2013**

Designed and supervised by Susan Borck of The Design Studio

Built by Johnny's Construction of Brenham

Construction was 9 months beginning in March 2013 and completed December 2013

New separate septic system from house

Metal roof, Hardie plank exterior, Insulation, Fiberglass columns

Concrete sidewalk to side entrance

Insulated metal garage doors with openers

Extra large carport with motion detection lights

Concrete channel with 6 inch pipe buried underground to carry rain water directly to creek bed,  
pipe to creek has 3 clean out valves in yard

Large drive up concrete pad

### **Garage interior**

3 car garage has large support beam = no interior posts

Smart siding on all walls, ceilings and trim = no sheetrock

Water filter system for entire building plus 5 double pane windows with screens

Utility sink with underneath cabinet and 3 ceiling fans

Large bathroom with oak vanity and Carrara marble top, large shower with tile floor and two  
shower heads. Shower walls made of Hardie siding and coated with waterproof paint

Floor coated with Armorseal Rextthane Protective and Marine Coating

Large storage area underneath stair area

Paneled doors and 2 work benches

Side entrance metal door with built in blind

## **Upstairs Apartment**

Smart siding on all walls, ceilings and trim = no sheetrock

Trane heat and air unit

Metal entrance door with built in blind

6 foot wide custom stair case with custom hand rails

Under mount lighting on stair hand rails, along with wall lighting

Double pane window with screen at top of stairs with custom accordion shade

Metal door at top of landing with built in blind

Paneled doors, bathroom has pocket door

Laminated wood floors

Kitchen has custom made cabinets for refrigerator, dishwasher and microwave above stove

Full size refrigerator, Full size stove, Apartment size dishwasher & Stainless steel sink

Water heater for building

Double pane kitchen window with screen and custom accordion shade

Ceiling fans with lights in kitchen and bedroom

8 inch base boards throughout & Crown molding in kitchen

Bathroom has tile floor, marble top vanity, comfort height toilet, faux marble shower with bench, spot resistant shower glass door

Extra floored attic storage area with door for easy access

Large bedroom with double pane window, screen and custom accordion shade

Roll out closet rack for easy access to trane unit above

GE Washer/Dryer combination machine in closet