

ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 1810 West 35th Street, Austin, Texas 78703

The following is a list of improvements completed by the Seller:

Complete remodel in 2014. Walnut and Ipe hardwoods, wrought iron railings, 5/8" glaze finish sheetrock throughout, crown moldings, sound cancelling windows imported from Italy, custom cabinetry, custom wood frame windows and doors, marble finish-out in all bathrooms, restaurant grade range and appliances, Quartzite and Labradorite counter tops, LED lighting throughout, whole-home audio system, movie theatre with 2000W build-in sound system, 13 foot projection screen, Roku, gaming console and Blu-Ray, 2-person master spa tub and 2-person marble shower with rain fixtures, 200 ft2 master closet with built-in drawers, shelves, quartzite island and in-suite washer/dryer, whole home intercom system, all rooms wired for 1G ethernet, WiFi wired access points, professional internet router and whole home 1G switch, cedar lined sauna, in-ground pool, concrete block privacy wall with custom wrought iron gates, rooftop skylights, outdoor rooftop kitchen with stone counter tops.

Darrin Troy Vallis 2025-03-10
Seller Date

Buyer Date

Lita Khatibi Vallis 2025-03-10
Seller Date

Buyer Date

