

5205 W Orange

Past 7 years

Transform from Victorian to Glam Rustic

Total Conditioned space 5700 on slab.

1st floor 3120sqft

w/985 of covered patio and outdoor kitchen

2nd floor 2580sqft

w/550 of covered patio and storage

Exterior- Remove all spindle columns/ trims/wagon wheels/dog ear siding.

Replace with 23- 8x8 cedar columns/stone work/T&G ceilings/Hardi cedar shake look gables.

Transform enclosed sun room to outdoor kitchen w/storage above.

Includes granite tops/ hot/cold water /undermount sink/gas grill/gas griddle/undercounter fridge.

Replace windows w/ low-e/argon windows and add eyebrow window treatments.

Install a new roof system. Standing seam for all lower roofs and composition for all upper roof areas.

500ft 7ft cedar privacy fence +or-

300ft 5ft black powder coat iron fence + or-

Remodeled 35,000gal pool w/over 10ft deep dive end/heated pool/hot tub:

New stone coping/pebble tech replaster/added concrete deck areas/20 ton water fall w/2 pumps

and 3 levels of dive rocks/gas fire pit/Pentair auto system w/remote control/ Polaris Quatro vacuum system.

Over 50 mature live oaks, water oaks, maples, cypress, ash, and pecan trees.

Exterior doors: 7 sets of double doors and 5 single leaf doors

Windows: 48 Don Young TDI rated Energy compliant windows.

Replaced exterior fans, lights, and hardware

Set up with switch gear for future emergency generator.

Interior- Remove all raised panel wall covering and oak battens.

All hardwood base and door casings remained

Plaster/paint/and glaze all walls

Change out all wood stair and rail balusters to oil rubbed bronze metal.

Re-stain all woodwork to a darker color and paint all ceilings

Change out some appliances. Others had been changed prior our purchase.

Tile throughout the first floor less master bedroom. Purchased enough to finish master.

All new tile walk in showers and tub surrounds.

Changed out all light fixtures, fans, door and cabinet hardware.

Changed out all plumbing fixtures including all 5 toilets.

Stone the real wood burning fireplace, plumbed with gas assist.

Changed out 1 of 2 water heaters. Other was changed prior to or purchase

Changed out 1 of 2- 5ton HV/AC units. Other changed prior to our purchase.

Walls are 2x6 frame w/cellulose insulation. Ceilings are fiber batt topped with loose blow in.

1st floor approximate sizes:

Foyer w/coat closet and stair landing	14.5 x 20
Formal dining	15 x 20
Office	13 x 19
office file closet	5 x 5
Hall to 1/2 bath	3.5 x 11
1/2 bath	3 x 7
Living room	23 x 23
Wet bar area	12 x 12
Breakfast w/desk area	11 x 18
Kitchen	15 x 19
Pantry	4 x 9.5
Laundry/broom closet /1/2 bath	11 x 11
Master bedroom	19 x 22
Master bath w/corner closet	11 x 15
Other master closet	5.5 x 11

2nd floor approximate sizes

Bedroom 2	15 x 17
Bathroom 2 w/ tub/shower combo/walk in closet	12 x 13
Media room or multi purpose room w/closet	17 x 17
Open game area w/landings/closet	19 x 19
Bedroom 3	14.5 x 18.5
Bedroom 4	16 x 20
Jack & Jill bathroom w/soak tub and walk in shower	13 x 15
Enclosed storage	5 x 18

3rd floor

Bonus room or conditioned storage	14 x 16
Full walkable attic for access to mechanical	

5205 A W Orange

Garage/apartment

2400 sq ft total

1200 sqft Garage is 3 bay w/9x9 insulated doors and side header mount master lift openers

Garage has front and back walk doors, ceiling fan, window AC, and new lighting.

Set up with and air compressor/store room and 1/2 bath.

1200 sqft upstairs apartment has 2 bedroom, 1 bath, w/laundry hookups.

LG dishwasher/ double oven range/ fridge/microwave.

Gas log fireplace, ceiling fans, island work area.

Replaced 3 ton AC system and water heater

2015 Woody Rd 6700sqft 2 story shop w/3phase power

1st floor 4000sqft on slab with 20 x 20 office.

Lobby w/unisex ADA restroom.

Shop w/unisex ADA restroom

2nd floor 2700sqft of offices, breakroom, restroom, and open mezzanine.

3 Phase power

Full insulated building w/15 tons of HV/AC

2 - 5ton exterior condensers had been replaced for the shop.

1- 5 ton Complete HV/AC system replaced for office areas.

Replaced water heater.

Replaced toilets, sinks, and faucets

			Low	Medium	High	Medium price based on current comps per Realtor
5205 W Orange	5700 sqft	each	\$220	\$230	\$240	\$1,311,000
5205 A W Orange	1200 sqft	each	\$110	\$115	\$120	\$138,000
2015 Woody	6700sqft	each	\$100	\$110	\$120	\$737,000
Fenced Laydown area w/3phase well	3 acers	each	100K	150K	200K	\$450,000
						\$2,636,000

Current lease on shop that nets \$36,000 a year till October of 2023.
 Rented would like to sign a new lease for at least another 3 years.

Lease just ended on 1200sqft apartment at \$1000 a month. Plus utilities

This property will go on the market at \$2,700,000 with Infinity Group at the first of the year.