

# 1024 Bonham Terrace - HOUSE PROJECTS & HISTORY

**2013** - Master suite addition done by Moontower Design & Build in 2013 (primary bedroom & bath with walk-in closet, screen porch, outdoor shower, office, 4th bedroom, shade patio)

## FEATURES:

- primary bath: hand painted Mexican backsplash tiles, wood vanity & tub surround made from shiplap salvaged from original house walls
- new oak wood floors in addition
- custom wood sliding door by local craftsman Aldo Valdes Bohm.
- all doors and knobs salvaged to match original style and time period of house
- office fitted for easy alternative as a home theater: audio/video wiring for speakers & subwoofer, wood blocking behind wall adjacent to living room for easy mounting of entertainment system
- shade patio plumbed for an outdoor kitchen sink and ready for your outdoor kitchen/grilling setup
- outdoor utility sink added along bamboo wall of the house—super handy for cleaning up messes

**2014** - French drain added in backyard

**2014** - hose bib added to garden area for easy irrigation

**2014** - Cor-ten steel planter installed along fenceline, white gravel installed & Cor-ten edging between grass & gravel areas in yard

**2015** - fireplace inspected and serviced; fireplace is in good working condition

**2015** - new dishwasher

**2018** - new refrigerator

**2019** - pruning and root exposure work on Heritage Oak in backyard

**2019** - complete kitchen / dining / laundry remodel designed by Amy Jameson Interiors, built by AR Lucas

## FEATURES:

- all new custom cabinetry throughout
- concrete countertops
- dedicated drinking water tap with reverse osmosis water filter
- pecan wood kitchen peninsula countertop made of local pecan wood milled at Berdoll Saw Mill east of Austin, designed & built by Aldo Valdes Bohm. (This pecan tree was struck by lightning and felled by a storm on private property, then discovered and harvested with permission by Berdoll owner.)
- shiplap on all walls & ceiling is original to the house; wood floating shelves and laundry room bench made from shiplap salvaged during demo

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# 1024 Bonham Terrace - HOUSE PROJECTS & HISTORY CONT.

- exposed brick in kitchen is one of the original three chimneys used to heat the house
- laundry room rebuilt from the ground up including new slab, new framing, new everything
- upcycled light fixtures over sink and in laundry room
- upcycled cork countertops in laundry from prior kitchen
- handmade glazed Mexican tile backsplash (look for the cute dog paw print on one of the tiles to the right of the sink)
- new drawer microwave
- custom built-in banquette with upholstered bench, shiplap floating shelving, and large storage drawers under bench

**2019** - new ceiling & wall paint in back patio

**2019** - upgraded & relocated electric breaker box, all new wiring throughout kitchen, laundry, dining, living room

**2019** - living room: new can lights, fan, switches, wiring upgrades

**2019** - new hot water heater

**2020** - Treehouse project. Designed & built by Aldo Valdes Bohm of new and salvaged materials inspired by the hull of an old ship. Spacious deck, screened windows, removable storm shutters, climbing rope, seamless tie-in to pre-existing playscape with slide and ladder for a magical treetop adventure. Special care was taken in design and construction to avoid damaging or resting on the Live Oak tree within which it nests.

**2021** - Ductwork routed to two semi-finished attic closets (cedar closet with long hanging clothing rod & storage closet) for climatized storage of clothing, artwork, electronics, etc)

## **EXCLUSIONS** (Not included with the home sale):

- chandelier
- wood shelf & brackets in back bedroom

