

1604 KERR ST

AMENITIES

- Installed in-ceiling speakers - 3 zones (kitchen, living room, dining room)
- Ethernet wiring through the house - we used a combination of ethernet wiring and Google's nest wifi system.
- Installed a video doorbell
- Installed a Ring security system including 5 different camera locations including:
 - front of house
 - driveway of house
 - from the pool shed, facing backyard
 - separate backyard floodlight cameras from various angles
- Installed a new variable pressure function American Standard 3-zone HVAC system to control the downstairs bedrooms and the upstairs living area and far bedroom
- Google Fiber and AT&T Fiber have both been used at the house. Google Fiber is active there now.
- Added extensive soundproofing of the ceiling on the primary bedroom side of the house.
- Installed a pool with trellis and shed with custom storage in ~2021
- Installed a new dishwasher ~2021
- Installed wallpaper in dining, office, and primary bedroom ~2021
- Installed new fireplace and tiling ~2021
- Installed driveway gate ~2021
- Planted new landscaping ~2021
- Built new deck and grill area ~2021



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SELLER TOP 10 LIST

1. Movie nights with the kids in the upstairs media and play room
2. Cozy winter nights by the fireplace
3. Lounging in the pool with a glass of wine on a summer day
4. Walking to ACL; friends would park in our driveway (a precious commodity during the festival)
5. Walking to Barton Springs and taking the dogs to Zilker Park
6. So many date nights within walking distance, including Uchi, Alamo Drafthouse, Odd Duck, Ramen Tatsuya, Gibson Bar, Eberly, and others.
7. The kids riding their bikes to little Zilker playground and Thoroughbread for cookies
8. Amazing neighbors
9. Great indoor/outdoor entertaining for the adults and swimming play dates for the kids
10. Morning dog walks to Zilker, the hike & bike trail, and the Carpenter coffee bar

