

PROPERTY IMPROVEMENTS & UPGRADES

Sunset Oak Retreat

520 Flying R Ranch Rd, Spring Branch, TX

Improvements completed by the current owners since purchasing the property in 2025.

ENTRANCE, FENCING & GATES

- New ranch entry and gate with automatic opener
- New front side fence
- Split cross fence and gate with automatic opener
- Back fence and side fences repaired

LAND & WATER

- Pond built
- 50+ hours of dozer work: fence lines, land clearing, and removal of old brush piles
- Trails cut to the back of the property (previously not walkable)
- Water trough added
- Brush piles burned and old junk, trash, and debris hauled off

BARN & SHOP

- New shop built, including slab, electrical, and water/plumbing
- Old barn repaired, including roof repairs
- Old pens by the barn removed; chicken coop netting added

HOME EXTERIOR

- New balcony deck built off the master bedroom and sealed
- Fascia trim repaired, added, and fastened
- Exhaust vent and attic exhaust vent resealed
- Bermuda shutters added over master windows
- Front entry electrical added
- Tree limbs trimmed back from roof and pool
- Old flower beds and rock removed around the house and garden area

INTERIOR HOME IMPROVEMENTS & RENOVATIONS

New lighting, ceiling fans, and fixtures throughout; old saltillo tile removed from upstairs and new carpet installed on stairs and upstairs; new laundry room shelving and trim; new mantel; new dishwasher; upstairs tub faucet fixtures; new master bath curtain (old blinds removed); missing sheetrock repaired in water heater room and closet; apartment back door replaced.

INSPECTIONS & SYSTEMS

- Septic pumped and inspected
- Roof inspected