

# 10 Shadywood Pl

Richardson Heights • Richardson, TX 75080

Built in 1969 and cared for by my one family until 2008. Utilities were upgraded in Dec. 2007 and the rest of the house was just renovated this summer of 2009.

For Current List Price refer to:  
[www.TenShadywood.com](http://www.TenShadywood.com)

MLS #11257655



*Before & After Photos*

## Structural & Utility Features

### Foundation

- Built on solid white rock
- Set on bell-bottom piers (bigger at the bottom than at the top)

### Roof

- Long life cement composite
- **Installed 10-12 years ago**

### Two Air Conditioners

- Carrier brand with Puron Refrigerant
- Energy Star rated for energy efficiency
- 2.5 ton - 13+ SEER Rating
- **Installed December 2007**

### Two Furnaces

- Carrier brand
- **Installed December 2007**

### Two Hot Water Heaters

- Rheem & Ruud Gardian brands
- 90 & 66 Gallons
- **Installed December 2007**

### Sentricon Termite Prevention System

- Approx. 20 outer perimeter stations

### Sprinkler System

- Rain Bird brand
- 12 station electronic timer system

### Security System

- Brinks monitored

### Upstairs & Downstairs Thermostats

## Features

### Double Convection Electronic Ovens

- Jenn-Air brand
- **Installed 6-8 years ago**

### Electronic Microwave

- Kenmore Elite Navigator brand
- **Installed 6-8 years ago**

### Electronic Dishwasher

- Whirlpool Quietmaster 940 Series
- **Installed 6-8 years ago**

### Exterior Doors

- Andean Walnut from Bolivia highlands

*Imported*

### Open Spiral Staircase

- Crafted by Giacomo Busi of Sadrina Italy

*Imported*

### Crown Moulding

- From Cavalli e Polli, Cremona, Italy

*Imported*

### Entrance Window Glass

- Triple-glazed English antique multi-colored glass over 100 years old

*Imported*

### Interior Doors

- Solid domestic West Coast Pine

### Window Shutters

- Custom domestic Spanish Cedar

### Built-in Study Desks in 3 Bedrooms

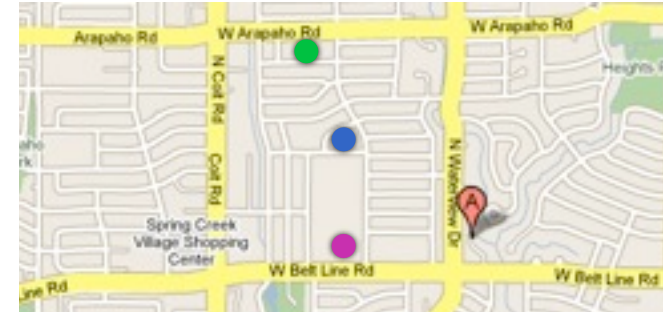
## June and July 2009 Remodeling

- Removal of old shelving in living room to increase useable square footage **DONE**
  - Installation of living room and formal dining area wide oak wood floor **DONE**
  - Old fireplace covering removed **DONE**
  - Installation of tiled backsplash in kitchen **DONE**
  - Installation of granite countertops in kitchen and on wet bar **DONE**
  - Fresh tones of designer beige paint in each room **DONE**
  - Installation of 6 new ceiling fans in each room **DONE**
  - New fixtures and faucets in each bathroom and kitchen **DONE**
  - Tiled floor in upstairs bath **DONE**
  - Tiled floor in utility room **DONE**
  - Power wash roof **DONE**
  - Fresh wood chips in front and back yards **DONE**
- Done 5/29/09**
- Installation of 4 new windows
- Done 6/01/09**
- Removal of old Hackberry tree

2970 Sq Ft • 5 Beds • 3 Baths • 2 Living • 2 Dining • 2 Car Garage



# Schools



## Arapaho Classical Magnet Elementary School

1.3 Miles from 10 Shadywood Place

1300 Cypress Dr.  
Richardson, TX 75080  
469-593-6400

[www.risd.org/Schools/schools.asp?OrgCode=101](http://www.risd.org/Schools/schools.asp?OrgCode=101)  
[www.risd.org/schools/cms](http://www.risd.org/schools/cms)



## Richardson West Junior High Visual & Technology Magnet

1.0 Miles from 10 Shadywood Place

1309 Holly Dr.  
Richardson, TX 75080  
469-593-3700

[www.risd.org/Schools/schools.asp?OrgCode=44](http://www.risd.org/Schools/schools.asp?OrgCode=44)  
[www.risd.org/schools/rwjh](http://www.risd.org/schools/rwjh)



## Richardson High School Arts, Law & Science Magnet

0.39 Miles from 10 Shadywood Place

1250 W. Beltline Rd.  
Richardson, TX 75080  
469-593-3000

[www.risd.org/Schools/schools.asp?OrgCode=003](http://www.risd.org/Schools/schools.asp?OrgCode=003)  
[www.risd.org/schools/rhs](http://www.risd.org/schools/rhs)



# Manicured Back Yard and Koi Pond

## Koi Pond & Waterfall

The centerpiece of the back yard, the flowing waterfall and pond are powered by two quiet motors. One that returns the water to the top of the fall and the other to keep the water clean.

## Patio

The large patio is perfect for entertaining or enjoying a quiet cook out.

## Night Time Lighting System in Trees

As in the front yard, the pecan tree bears a night time ambience lighting system that also serves as a security light after hours.

## Stone Pathway and Open Yard

Coming from the driveway you can walk directly to the back patio via the natural stone pathway.





## Foyer

### Andean Walnut Exterior Doors

The foyer is graced with amenities from both sides of the hemisphere. The front entrance, with sidelights and transome, is made of imported Andean Walnut from the Bolivian highlands. The hard, durable wood is marked with highlight and character from the veins of sap that have been carbonized by heat and pressure.

All exterior doors are imported solid Andean Walnut.



### Antique Old English Glass

The multi-colored glass in the front entrance is over 100 year old antique English glass set within lead dividers and sandwiched between two pieces of tempered glass to insulate it from the heat and protect it from breakage.



### Imported Italian Wood Molding

All crown molding through out the house is imported from the Cavalli e Polli area of Cremona, Italy.

The double spiral staircase was crafted by Giacomo Busi of Sedrina, Italy. Senior Busi was the inventor of the technique now used to mass produce double spiral staircases.

# Formal Living and Dining Room

## Hardwood Floor

This room was brought to life with the installation this summer of a wide oak wood floor with a wood scraped look and the color to match the imported Italian crown molding.

## Beige Paint

Throughout every room in the house you will see a combination of three tones of designer beige paint.

## Fireplace

The centerpiece of this room was greatly enhanced with the removal of a gold and glass hearth covering.

## Windows

One of the windows looking out onto the backyard koi pond and waterfall is one of four that were replaced this summer.



Before



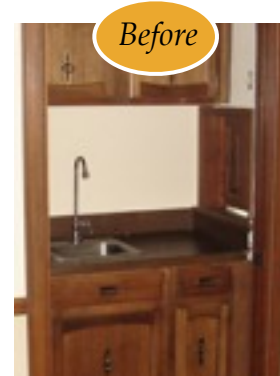


# Breakfast Area and Wet Bar

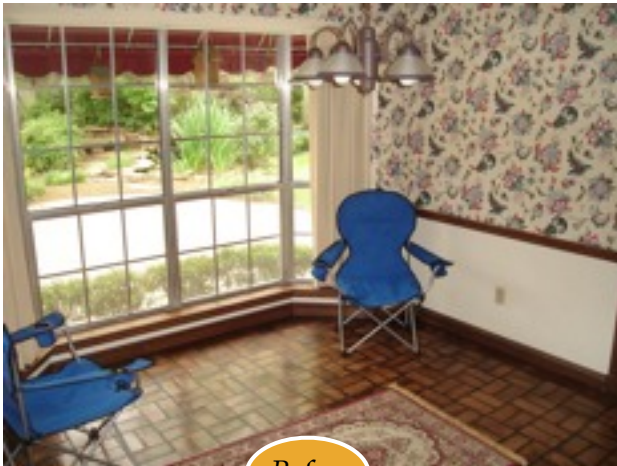
## Granite Counter Top and New Fixtures

The hideaway wet bar was completely repainted and redone with a granite counter top and new fixtures.

The original brick floor that leads in from the foyer entry has been polished and its classic beauty compliments the hardwood floor of the formal living room beautifully.



Before



Before

## Designer Beige Paint

This beautiful breakfast area was brought alive with beige interior paint replacing the flowered wallpaper.



# Kitchen

## Granite Counter Top and Tiled Backsplash

We replaced the old white formica counter tops in this room with beautiful earth tone granite countertops and a perfectly complimentary tiled backsplash that modern buyers call the norm.

## Beige Paint

Throughout every room in the house you will see a combination of three tones of beige designer paint.

## Jenn-Air Cook Top

Replaced this summer.

## Stainless Steel Dropped Sink and New Faucets and Light Fixture

Style and detail were the key words describing the renovation of this kitchen right down to the replacement of old cabinet knobs with stylish silver hardware and a lovely new overhead light fixture.

## Appliances

The kitchen sports electronic appliances that were originally installed 6-8 years ago.

- Jenn-Air double convection electronic ovens
- Kenmore Elite Navigator electronic microwave
- Whirlpool Quietmaster 940 dishwasher





# Family Room, Downstairs Bath & Fifth Bedroom or Study

## Family Room

The white family room walls were painted designer beige and a new remote control Hunter ceiling fan was installed.

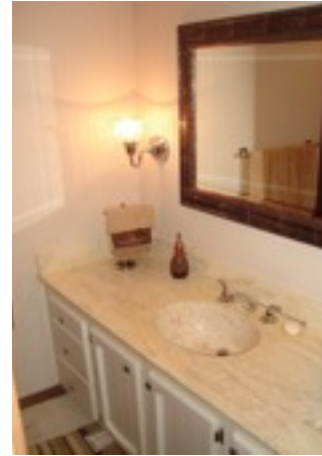


## Downstairs Bath

The downstairs bath was completely transformed by its designer beige paint, painting the vanity white, installing new silver faucets, knob handles, towel racks, sconces and a new mirror.



*Before*



## Bedroom or Office/Study

This room's camel paneling was painted designer beige and the old multi-colored carpet was replaced with white carpet from the living room. The old ceiling fan was also replaced with a new Hunter fan.



*Before*

# Master Bedroom and Bath

## Master Bedroom

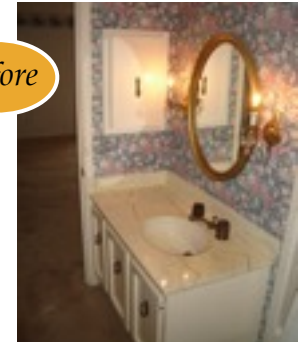
This room was painted with designer beige and a new Hunter ceiling fan.

## Master Bath

The master bath was also painted in designer beige, given new vanity silver faucets and sconces. A new silver framed mirror and towel racks, and a custom-built linen hutch was installed over the commode.



Before



Before



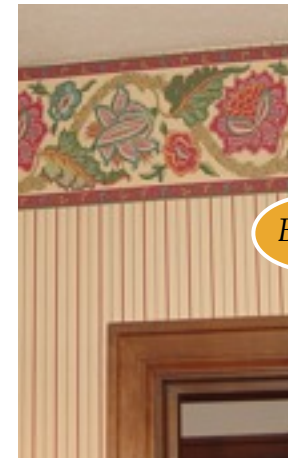
# Upstairs Family Bedrooms and Bath

## Upstairs Bedrooms

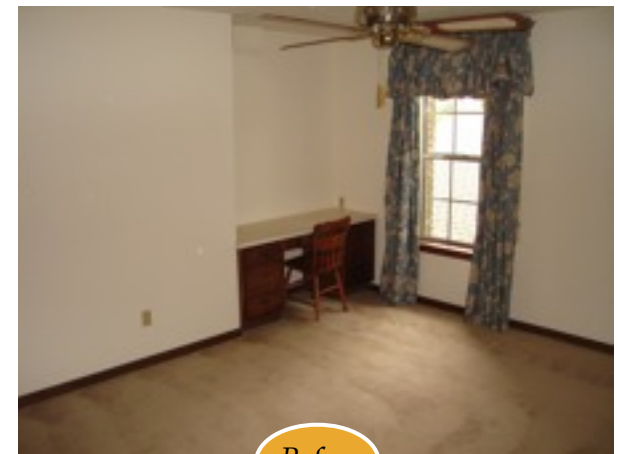
All upstairs bedrooms were painted in designer beiges, new Hunter ceiling fans and all dark colored built-in desks were painted beige and given new drawer handles.

## Upstairs Bath

The upstairs bath was renovated with designer beige paint, new silver faucets and towel racks and new mirrors. The final touch as a new ceramic tiled floor.



Before



Before

# Oversized Garage and Outdoor Features

## Garage

The oversized two-car garage is stocked with a work table and cabinets and shelves. There is also a fold down staircase leading to a huge area above the garage for extra storage.

## Extra Parking

There are two extra parking spaces at the end of the driveway just outside the garage.

## Outdoor Features

Along with the exquisite architecture of the house, you will see the outdoor night lamps and iron gate.

## Night Time Tree Lighting System

The trees in the front yard and the pecan in the back yard also house a night time ambience lighting system that also serves as security lighting after hours.





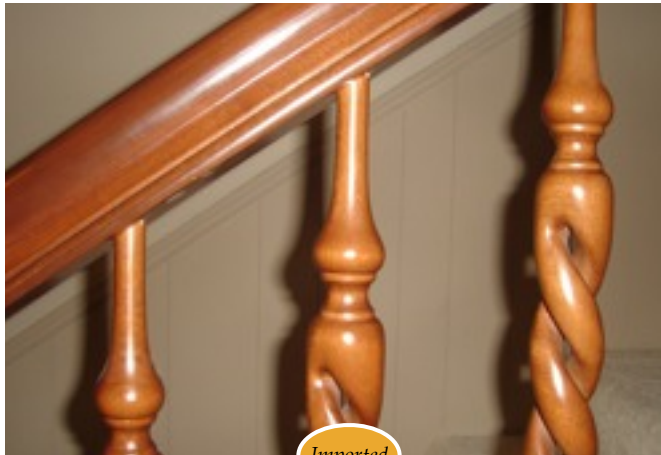
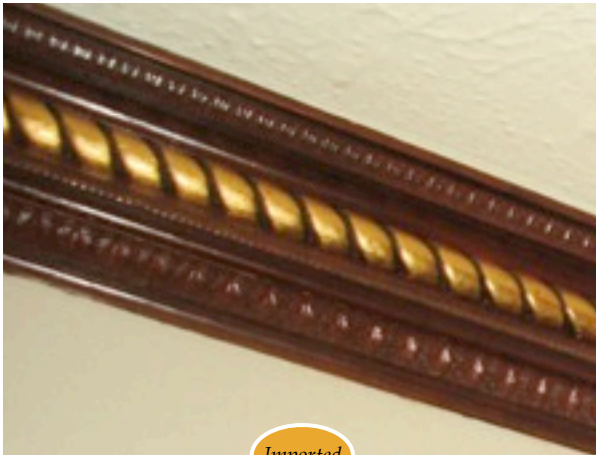
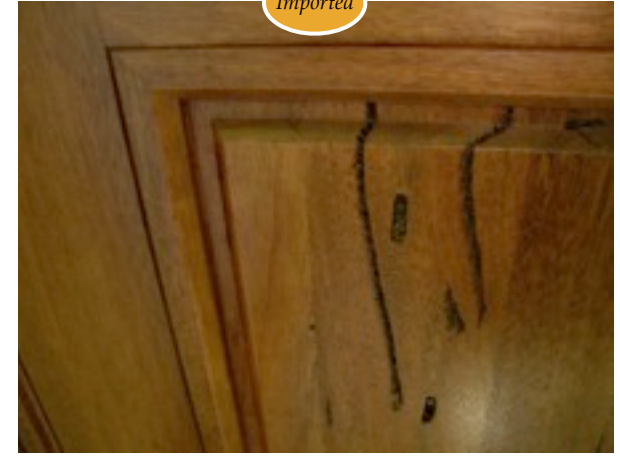
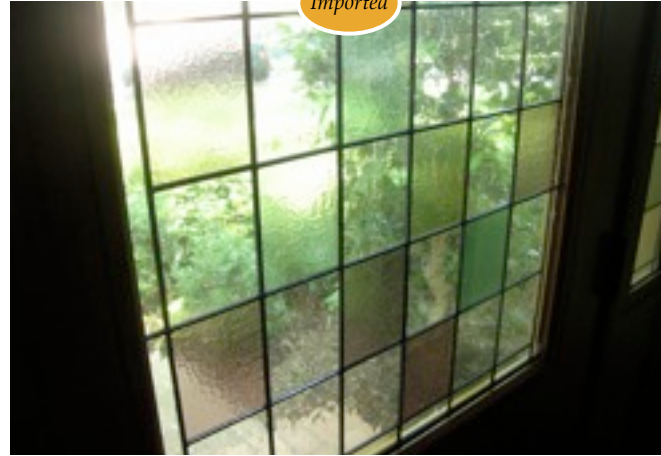
# Special Features

**Imported**  
100+ year old antique Old English glass in front entrance sandwiched between tempered glass for protection and energy savings.

**Imported**  
All exterior doors are solid Andean Walnut imported from the highlands of Bolivia.

**Imported**  
All of the detailed crown and door molding is also imported from Italy.

**New**  
Each living and bed room is now graced by new Hunter ceiling fans.



Imported

Imported

Imported

Imported



For more information about  
10 Shadywood Place call Kent  
Robbins of Keller Williams' Dallas  
City Center.

For Current List Price Refer to:  
[www.TenShadywood.com](http://www.TenShadywood.com)

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