

# 1804 Oakridge Drive

Round Rock, TX 78681 · Cimarron Section 4 · Williamson County

**Todd Massey**

REALTOR® · eXp Realty, LLC (eXp Luxury)

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## YEAR BUILT






1978

## SQUARE FOOTAGE




2,536 sqft · 4 Bed / 2.5 Bath

The following upgrades represent a significant investment in this property. All cost estimates are based on current Central Texas contractor pricing and are provided for reference purposes.



## EXTERIOR UPGRADES

	<b>Hardiboard Siding</b> Full exterior replacement with James Hardie fiber cement siding — superior durability, fire resistance, and curb appeal vs. original material	<b>\$18,000 – \$25,000</b>
	<b>Windows — Whole House</b> Full replacement of all windows throughout the home — improved energy efficiency, reduced utility costs, and updated appearance	<b>\$12,000 – \$18,000</b>
	<b>Roof Replacement</b> Full roof replacement approximately 2 years ago — eliminates the single largest inspection concern for buyers and lenders	<b>\$12,000 – \$16,000</b>
	<b>Garage Doors and Openers</b> Replacement of garage doors and motor/opener systems — improved curb appeal and functionality	<b>\$2,500 – \$4,500</b>
	<b>Interior and Exterior Paint</b> Full professional paint throughout interior and exterior of the home	<b>\$8,000 – \$12,000</b>

## MECHANICAL UPGRADES

	<b>HVAC System</b> Full AC system replacement under 1 year ago — brand new mechanical in Texas is a significant buyer confidence item, especially heading into summer	<b>\$6,000 – \$9,000</b>
	<b>Electrical Panel Upgrade</b> Full panel replacement and upgrade — removes a common inspection flag and supports modern electrical demands	<b>\$3,500 – \$6,000</b>
	<b>Attic Insulation</b> Additional attic insulation added — improved energy efficiency and reduced utility costs year-round	<b>\$2,000 – \$4,000</b>

## INTERIOR UPGRADES

	<b>Kitchen Remodel (~2023)</b> Updated cabinetry, countertops, and appliances — the most impactful interior upgrade for buyer appeal and appraisal value	<b>\$20,000 – \$35,000</b>
	<b>Smart Recessed Lighting</b> Whole-home recessed lighting installation with smart switches and dimmers — modern aesthetic, app-controlled convenience, and a contemporary feature buyers actively look for	<b>\$3,500 – \$6,500</b>

**Estimated Total Upgrade Investment**

All figures are estimates based on current Central Texas market pricing.

ESTIMATED RANGE

**\$87,500 – \$136,000**

Cost estimates are provided for informational purposes only and are based on typical Central Texas contractor pricing for comparable scope of work. Actual costs may vary. These figures may be relevant to your cost basis calculation for capital gains purposes — consult your CPA or tax advisor with receipts and documentation for each improvement.

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Prepared April 2026. Estimates only — not a guarantee of value. For tax purposes, consult a licensed CPA with supporting documentation.