

List of Improvements

813 Essex Drive, Friendswood, TX 77546

- New interior paint throughout home with tasteful neutral colors 2019
- New French pattern Travertine (stone) flooring 2018
- New carpet in two rooms with Nike pad 2019
- New all wood large crown moulding (including baths, closet & hall) 2019
- New large base moulding 2019
- New paint and base moulding in garage 2019
- New irrigation to built-in pool planters 2018
- New attic access added in garage 2018
- New lighting including recessed lights kitchen/entry/breakfast/exterior/ceiling fans 2019
- New LedgeStone floor to ceiling fireplace w/ limestone mantle & added gas line & logs 2019
- Window treatments and medallion added in dining room
- New brushed nickel door and cabinet hardware added 2019
- New roof 2015
- Exterior paint 2015
- Recent stamped/stained wide walkways
- Recent driveway replacement
- Recent high-efficiency windows replaced 2012 – lifetime breakage guarantee
- Recent high-end bath remodels x 2 with granite & Kraftmaid all wood cabinets
- Recent high-end kitchen remodel with granite & Kraftmaid lifetime guarantee cabinets
- 20k gallon heated pool with grotto waterfall, two other waterfalls, LED lagoon lighting and built in seating and sunpad added 2008
- Shed remains and is painted to match the house and with matching roof
- Recent HVAC system and hot water heater
- Hardi plank exterior siding for low maintenance and rot/pest prevention 2006
- Sun room with slate flooring added 2006, new fan/light 2019
- Recent additional paver decking area added in pool area
- Irrigation system added 2016 including 13 zones and drainage system/river rock bed
- Extensive landscape lighting front and back yard