



22530 Tomball Parkway
Houston, Texas 77070
Phone: (281) 377-7300
Fax: (281) 377-7333

20803 Noble Crusade Ct

Upgrades that we have added

- Outdoor fire pit
- Pool slide
- Ceiling fans in formal dining room, breakfast nook, den, upstairs loft
- Mirrored wall in 5th bedroom downstairs
- Two new water heaters installed spring of 2018 (April or May)
- Sun Screens to all windows on the southwest side of house
- New cleaning robot in pool (just replaced 2 months ago)
- Surround sound wiring and speakers
- Flag pole
- Water softener (18 9 inch Culligan water softener) and reverse osmosis (Aqua Clear 400 Total Defense) system new filters just installed and scheduled maintenance done in 2/2019 (done every 18 mos)
- Upgraded Front and rear sprinkler system
- Added walkway on right side of home

Upgrades that were previously added

- Pool
- Marble and tile floor throughout downstairs
- Decorative ceiling beams in formal dining room (not sure if those were put in when the house was built)
- Ceiling fans in two upstairs bedrooms
- Storage shelves in garage



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Exclusions

- Refrigerator Negotiable
- Washer and Dryer (negotiable)
- Playscape in backyard (negotiable)
- Alarm system, video cameras, motion detectors, security, smoke detectors, and carbon monoxide alarms
- Water softener and reverse osmosis system (unless new owner wants to buy it from us \$4915.16 payoff amount as of today 8/8/19) (negotiable)
- Pull up bar in the work out room

Thank you,

Danny Wilson
REALM Real Estate Professional