



1551 W23rd St.

HOUSTON

Upgrades List

1. Installed automatic sprinkler system with rain gauge and 6 zones (approximately 12 years old)
2. Installed new Amana HVAC unit (with 10-year transferrable warranty) that services the 1st floor in 2017
3. Upgraded ceiling lighting
Dining room: Pottery Barn chandelier
Master bedroom: Restoration Hardware chandelier
4. Installed new carpet in secondary bedroom with green paint two years ago
5. Upgraded landscaping (originally only grass) to include flower beds in front yard, flagstone pavers for BBQ Grill, flagstone pavers from patio to garage, additional hardscaping, planted trees
6. Installed a pots and pans rack in kitchen
7. Installed 2" wide "Plantation-style" blinds (not made of wood to resist warping and color distortion) on all 1st floor and bedroom windows
8. Fully restored front door recently

Total Cost: \$25,000



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