

## Updates & Special features about our home that we Love

- ① See attached 😊 No flooding!
- ② This house has been completely redone since 2014. All the unseen, but important work:
  3. HVAC, Roof - from trusses out, insulation,
  4. new windows & doors - worry free move in.
  6. \_\_\_\_\_
- ⑦ The master courtyard - spa like with fountain & private shower.
  8. \_\_\_\_\_
- ⑨ The 3 sets of french doors opening from the living room to the covered pergola - great entertaining space.
  10. \_\_\_\_\_
  11. \_\_\_\_\_
- ⑫ The casita with a full bath - guest space, M-I-L, an pair suite!
  13. \_\_\_\_\_
- ⑭ The front-of-the Woodlands location = less time in traffic.
  15. \_\_\_\_\_
- ⑯ Big, PRIVATE lot on a quiet street.
- ⑰ Main floor Master is private & quiet.

Upgrades since 2014 – all work (as required) permitted.

2014 new hardwood floors (not refinished, replaced)

2014 new tile, bathrooms, fixtures, sinks....total gut in all bathrooms

2014 new tile in living room

2014 new pool and pool equipment

2014 fountain added by pool

2015 new attic insulation - Kyle Roth Construction (832-566-3732)

2015 family room window tinting - Sundown Window Tinting (832-552-8573)

2015 new roof (shingles and planking) & internal supports - Kyle Roth Construction

2015 backyard de-watering system (also scheduled fertilizing & landscaping) - Archer Services (281-203-7615) - new pump installed 4/18

2015 whole house generator (Cummins 40kw) & electrical boxes update - Total Energy Solutions (Doug Hall @ 281-224-3179) - last service 7/19

2015 water softener - Aqua Systems of Houston (281-469-9227) - last service 7/19

2015 Pergola - Kyle Roth Construction

2016 master bath -courtyard & fountain - Kyle Roth Construction

2016 upgraded exterior doors - Renewal by Andersen (281-378-6000)

2016 A/C's (2 x Trane 5 ton XV20i variable speed)\* - Air Monkey (281-758-8200) - springtime service 6/19

2016 Insulated garage door - Lake Woodlands Garage Door (936-827-7324)

2016 front door gate - Ross Metal Works (713-699-9543)

2016 master closets & pantry - California Closets (713-785-0111)

2017 Fire Magic Aurora grill - Cunningham Gas Products (The Woodlands (281-296-8688)

2017 additional interior barrier roof insulation \*(in conjunction with new A/C system) - Carl Svedin Construction LLC (832-665-4582)

2017 repaint interior - Kyle Roth Construction

2018 garage cabinets - Kyle Roth Construction

2018 Casita screens - Kyle Roth Construction

2018 security cameras (incl. lights & music automation) - Para Integration LLC (Josh Rucket @ 936-828-6546)