

3519 London Lane, Missouri City, TX 77475.

List of the improvements made since 2016, estimated at approximately \$255,500

1. Pool – heated with spa, rounded the top of the spa so your back does not get scraped – Approx value – \$55,000
2. Outdoor kitchen – Approx value – \$85,000 - Approx size: 21' x 16'
 - A. Lynx appliances – 48" gas grill with searing area, griddle, single burner and double burner and outdoor refrigerator
 - B. Cedar tongue and groove ceiling in both the new area and ceiling of the covered patio
 - C. Added 2 new ceiling fans and changed old ones to match
 - D. Granite counter tops, both counter and bar height. Created a window bar area that three people can sit around and a kitchen sink with a gas water heater under the counter.
 - E. Created an outdoor entertaining area that has a cedar privacy wall – Approx size: 17' x 15'
 - F. Pavers thru out the kitchen and out entertainment privacy area, matches the pavers that around the pool area
3. New wood floors throughout the first floor – Approx value -\$15,000
4. Stacked stone on the fireplace with new 12" x 5' oak mantle – Approx value- \$8,000
5. Added a new bedroom upstairs (204sqft) with a walk-in closet and a storage closet that could be used for storage or 2nd walk in - Approx value -\$60,000
6. Took out two columns, so the kitchen would be more open and added a pecan countertop – Approx value \$8,000
7. Plantation Shutters throughout first floor and in the playroom upstairs – Approx value - \$15,000
8. Crushed granite around the outdoor kitchen and privacy area and closed off the area by the pool equipment and AC's – Approx value - \$3,000
9. Added a private area off of garage next to rear entry -behind new gate for trash cans and misc outdoor supplies – wheelbarrow etc – Approx value - \$1,500