

## House Improvements and Extras

Privacy fence with custom gates built in 2017 and repaired in 2018 due to Harvey - \$18,500

Water sprinklers, sod and drainage. 100% coverage. Fully programmable. Approximately \$10,000.

New roof put on in 2019 – Approximately \$23,000.

16 KVA generator with automatic transfer switch. Runs on natural gas. Approximately \$5,000.

Full composite deck in 2015. Steps and railing freshly painted in 2020. Approximately \$20,000.

Custom built entertainment system including 52"TV and full surround sound stereo system. Onkyo TX-NR5010; 9 2-channel and 7 speakers. Approximately \$3,000.

Custom built bar with sink – Part of House

3 flat screen TVs mounted to walls in the 3 bedrooms upstairs. Approximately \$1,200. We would like to keep the TV's, but we will leave to guarantee sale.

All upstairs and staircase have new carpet installed in 2018. Approximately \$3,000.

Both upstairs bathrooms partially remodeled in 2018. Approximately \$6,000.

Kitchen 100% rebuilt in 2018 from ceiling to the floor.

Custom cabinets. Receipts available.

All cabinets have soft close doors and drawers.

Swing outs in lower cabinets.

Décor Appliances with 5 year warranty including:

\*\*\* gas top range

\*\*\* gas convection/conventional oven

\*\*\* combination convection/microwave oven

\*\*\* warming oven

\*\*\* side by side refrigerator

\*\*\* dishwasher

Coated garage floor, (2 ½ car) approximately \$1,500,

Master bathroom remodeled in 2018. Receipt available.

Master bedroom had new floor installed in 2018. Receipt available.

Half bath fully remodeled in 2018. Receipt available.

Half Bath has pressurized commode. Approximately \$500.

Barn on a concrete slab. Barn has upper storage deck, shelves, inside and outside lights, water and electrical outlets. Approximately \$8,000.

Custom blinds - \$6,000.

Tankless hot water heater new in 2019. \$3,000.

High end shower heads in all showers. \$300

Custom shelving in master bedroom walk in closet. \$1,000.

2 fireplaces with remote controls.

Pool is approximately 54K gallons. Heater replaced about 7 years ago.

New French doors, kitchen door and internal doors in 2018. Receipt available. \$4,000.

10 ceiling fans throughout house.

Entire interior repainted in 2018.

All new baseboards in 2018.

Due to Hurricane Harvey upgrades and repairs to house were approximately \$250,000. Insurance covered approximately \$165,000.

Extras:

Pool Table – Would like to give to new owners. Will remove if requested.

Praying Cowboy Silhouette – We would like to keep, but we will leave to guarantee a sale. Approximately \$800.

Windmill – We would like to keep, but we will leave to guarantee a sale. Approximately \$500.00.

Heavy Duty Swing Set and Sliding Board. Approximately \$4000 twenty five years ago. We would like to keep, but we will leave to guarantee a sale.

Patio Furniture - Will leave if buyer is interested.

2 AC units have been replaced.