

LIST OF ALL HOME IMPROVEMENTS & SELLING FEATURES

Property Address: 12102 Oak Haven West, Magnolia, Texas 77354

SELLING FEATURES INCLUDE:

Pool Replastered February 2017

New Pool Polaris July 2019

New Disposal January 2019

New Lennox 21 SEER Air Conditioning Unit

Furnace and all new Ductwork August 2016

Whole House Exterior Painting June 2016

Gen Pro 20KW Generator - Fully Maintained

2 Fireplaces with Gas Logs

New Wood look tile floors throughout living areas

New Ceramic tile in bathrooms June 2018

Custom Shower Master Bath June 2018

New Carpet Master Closet December 2018

New Backsplash in Kitchen

Full Yard Sprinkler System (reworked April 2018 with 5 year warranty)

Custom Light Fixtures & Mirrors Throughout House

Granite in Kitchen and bathrooms

Solid Wood California Closet in Master Bedroom, dark wood with 20 drawers, shelves & hanging space

New Faucets and Hardware throughout

Plantation Shutters throughout

Spacious dog (1/8 acre) Dog Playyard with Custom Air Conditioned tiled Dog House

New Interior Paint throughout 2019

New GE Cafe Range with Convection Oven, 4 burners & griddle June 2016

2.07 Private Acres, Fully Landscaped with Privacy Gate

Pristine Condition Inside & OUT

Double Pane windows, all brick exterior