

1054 FOREST HAVE CT, CONROE TX 77384

HOME IMPROVEMENTS

1. Painting of ceilings (entire house) - \$1,500 (when I purchased)
2. Removal of all flooring and replaced with wood look tile and new carpets \$15,000 (when I purchased) There is extra carpet in the garage to replace areas that seem worn if the new home owner wishes.
3. Replace front and back doors \$2,000 (2019)
4. Replace/upgrade disposal \$250
5. Replace three windows \$1,100 (2020)
6. Refresh paint in the main living area and paint of crown molding \$1,500 (2020). All left over paint will stay with home, in the garage.
7. Installation of crown molding \$1,200 (2020)
8. Replacement of AC & Heating unit – upgraded to HEPA filter - \$12,000 (2020). Warranty is good for 10 years and will transfer to home buyer, if they stay with Abacus services. Abacus will come out every six months for maintenance and replace HEPA filter. Homeowner must provide the filter.
9. Replace garage door springs 2020, wheels and tune up – \$450

Total cost of upgrades and maintenance: \$35,000 +/-

HOA: Includes 2 pool passes. Those will stay for the new homeowners. Pool is open through Labor Day weekend. Park opens at dawn and closes at dusk. There is also a splash pad a few blocks up from the pool/park. Same street the park is on, just walk up the road until you see it. It will be on the right-hand side.

Book of warranties, things from home when home was built stay with the home. Includes information on the appliances and gas grill.