



1400 13<sup>th</sup> Street, Huntsville, TX 77340

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### List of Upgrades (from the Seller)

- Upgraded AC systems:
  - New upstairs 3.5-ton
  - Downstairs = 5-ton unit
  - Lifetime warranty available if close before the end of August.
  - 10 yr warranty if closes after end of August
- Sprayfoam insulation in the attic
- Solar screens 80% in the front of the home
- 26,000 Versailles travertine floors in the downstairs in 2017
- New porch in the back 2018
- Saltwater pool was converted to chlorine due to the salt eating the rock away