

- Installed New Air Conditioning/Heating, 18 SEER A/C unit, furnace & ductwork replaced in 2019.
 - Includes a MERV 11 whole house media filtration unit.
 - All internal gas & A/C lines were replaced. New vent covers installed throughout home, larger exhaust installed to ensure house breathes correctly with increased efficiency for A/C & Furnace.
 - Digital programmable, webbased upgraded thermostat to improve efficiency.
- New composition shingle roof on house and garage w/40 year warranty, July 2020.
 - New vent stacks, roof vents & high-definition shingles.
- New 6" high-flow gutters & downspouts installed July, 2020.
 - Tied into French drains that drain to the bayou.
- New gas water heater installed February 2019
- Large brick paver patio added with paver walkway to new second paver patio with fire pit/ conversation area.
 - Beautifully landscaped around second patio.
 - Additional paver patios off main living room & primary bedroom.
- Installed New primary bath shower – Beautiful new tile surround, frameless shower door & rain shower head, granite counter top with dual sinks at vanity
- 13 zone sprinkler system installed 2019, uses weather & internet-based predictive watering systems.
 - Separate water meter added by city of Katy to ensure water by sprinkler does not include wastewater treatment fees.
 - Programmer/control unit upgraded to allow web-based operation & efficiency & performance of unit.
- Drainage System – French drains & yard drains installed to take gutter runoff directly to bayou.
 - 5 yard drains & yard grading to eliminate ground saturation.
- Added extensive low-maintenance landscaping front/back yard & large farm-style planters added behind garage for herbs, smaller plantings & vegetables.
 - Crepe myrtles at back fence.
- Grading around perimeter of home, removed dirt/mulch & replaced with stone/rock to improve runoff & termite prevention
- Granite counter tops in all baths & kitchen. White kitchen cabinets, updated hardware.
- Stainless appliances added New in 2018, KitchenAid Refrigerator stays with home.
- Hand-scraped wood floors in 1st floor living areas plus primary bedroom
- Installed Sliding Barn-Door from primary bedroom to primary bath
- HUGE Backyard – property is on an almost 19,000 square foot lot with 6 mature oak trees (30'+ ft tall), 20' live oak planted in yard in 2019. Quiet, private & fully fenced backyard