

## **Per Seller: Updates/Upgrades**

- New Hot Water Heater (RHEEM XL)
- New Central Vacuum
- New Insulated Steel Garage Door
- Plantation Shutters on All Windows (Except Seamless Windows)
- New Auto Smart Blackout Shades (Upstairs Guest Room Sliding Door)
- New Auto Smart Shade in Kitchen (Window over Sink)
- New Custom Cut Ceiling Windows in Master Bathroom
- All New Carpet Throughout
- Whole House Has Been Repainted
- New Floor to Ceiling Stone Fireplace
- Cement Driveway Expansion and Walkway Around Side of Garage
- New Fence Around AC's and Firewood Area
- New Tile in Guest Bathroom
- Renovated Upstairs Bathroom (Mariska's Room)
- All Bosch Appliances
- All New Fans and Light Fixtures Throughout the Entire Home
- Living Room Pony Wall Removed to Create a More Open Floorplan Feel
- New Tiled Entry

## **Dock**

Entirely New and Rebuilt Dock and Bulckhead With Custom Electric JetSki Lift.  
New Custom and Electric Rolling Boat Cover. Over 70k Spent on the Dock.

HUGE 42X44 Foot Dock

We Are in One of the Deepest Bays on Lake Conroe. Even with the Excessive Lake Lowering Last Year, We Never Had Any Problems Getting Our Boat Out. (That is a big deal with all the current lake lowering disputes)