

Home Improvements 15923 Morgan Street townhome:

Elevator	\$25,000(approx)
Built-in Vacu-flo vacuum cleaning system	\$4,000(approx)
Soft water system	\$3,000(approx)
Brick patio in back yard	\$5,000(approx)
Installed ceiling speakers for living room home theater	\$1,000(approx)
Plantation shutters and other window coverings	\$3,000(approx)
Lower floor coat / boot shelf at back door	\$900(approx)
Washer / dryer included. They were serviced in September 2019 and in very good working condition	
HVAC system serviced in September and October 2020 and certified in excellent working condition	
Freshly painted master suite, en suite bathroom and closets	
This home has been a non-smoking, no kids, no pets environment	

Please advise all realtors showing the home of the following:

- Elevator instructions posted on elevator doors
- Do not adjust thermostats, they are set for auto heating and cooling as required
- Turn off lights, fans, etc. when finish showing and after open houses
- HOA will re-stain garage door to match other units in the complex
- Parking pads for visitors, etc. are located throughout the neighborhood, don't park in front of residences
- There are two HOAs for the townhomes (Enclave Townhomes and First Colony), total annual cost is \$3,000, covers landscaping and includes use of boating club, all amenities in Sugar Land recreation area.