



THE TOP TEN LIST FOR ...

11819 Elizabeth Court

10. Easy access to Tomball (Woodlands is 15 min, IMAX is 10 min, Vintage Park 15 min, Mall 20 min).
9. Lots of natural light in the house because of all the windows.
8. Huge backyard and great for kids.
7. New roof, 30-year roof that keeps hot air out and cool air in.
6. State of the art HVAC system.
5. Just a few minutes from local parks with trails, pavilions, and sports fields.
4. Great drive-thru coffee just outside the neighborhood.
3. Local college less than 5 minutes away.
2. Home is flooded with new updates.
1. Great neighbors.



Upgrades Completed at...

11819 Elizabeth Court

<u>Date</u>	<u>Approx. Cost</u>	<u>Upgrade Completed</u>
<u>07/2018</u>	<u>\$16,000</u>	<u>HAVAC completely replaced (new condenser, plume, heater, smart thermostat etc.)</u>
<u>09/2020</u>	<u>\$8,245.55</u>	<u>30 Year shingles, 5 year labor warranty, Polarium Heat/Cold shield</u>
<u>03/2021</u>	<u>\$1200</u>	<u>Light Fixtures (living, bedroom, bathroom, game room, kitchen, dining, halls)</u>
<u>10/2020</u>	<u>\$300</u>	<u>Ceiling Fan (living room)</u>
<u>03/2021</u>	<u>\$50</u>	<u>Outlet and Switch Faceplates (whole house)</u>
<u>07/2018</u>	<u>\$200</u>	<u>240v Plug Outlet (garage)</u>
<u>04/2021</u>	<u>\$1500</u>	<u>New Back Door</u>

<u>07/2015</u>	<u>\$5,000</u>	<u>Wood Flooring (throughout the house)</u>
<u>01/2016</u>	<u>\$500</u>	<u>Stainless Steel Samsung Microwave and Vent</u>
<u>04/2017</u>	<u>\$700</u>	<u>Stainless Steel Samsung Washing Machine</u>
<u>04/2017</u>	<u>\$400</u>	<u>Kwickset Doorknobs and Deadbolt</u>
<u>10/2020</u>	<u>\$70</u>	<u>Backdoor Light Fixture</u>
<u>04/2020</u>	<u>\$1600</u>	<u>New Interior Paint</u>
<u>04/2019</u>	<u>\$200</u>	<u>New Rails for Stairs</u>
<u>07/2018</u>	<u>\$300</u>	<u>Nest CO2 Alarm</u>
<u>04/2021</u>	<u>\$2,000</u>	<u>Bronze Bathroom Fixtures, Kitchen Faucet, Master-bath Showerhead and faucet</u>
<u>04/2020</u>	<u>\$100</u>	<u>Bronze interior Doorknobs</u>
<u>04/2020</u>	<u>\$400</u>	<u>Painted Cabinets and handles</u>
<u>05/2021</u>	<u>\$2200</u>	<u>1/3 of Fence replaced and new gate.</u>
<u>03/2020</u>	<u>\$400</u>	<u>LED Lightbulbs (throughout entire home)</u>
<u>04/2020</u>	<u>\$150</u>	<u>New blinds in two windows</u>