



WHAT BUYERS WANT TO KNOW

UPDATES

2008 - Full Re-roof including decking

2011 - 5 ton Trane 410 puron new condenser, evaporator coil, supply plenum, drain pipe, pan & float switch, outdoor condensing unit & slab

2013 - FURNACE 5 ton gas furnace, gas flex, gas valve, drip leg, vent pipe, transition , access door - Trane Heat exchanger 20 year warranty until 07/19/2033 (20 year) and functional parts 07 19 2023 (10 years) - transferrable

2013 - Pool decking redone with cool deck and pool resurfaced

2014 - Full Kitchen gut and remodel all new appliances

2014 - New electrical panel installed

2015 - Olshan Cable Lock Piers put under fireplace - warranty transferrable. The rest of the foundation checked and had no issues.

2018 - Polaris 2018-2019 - new DE Pool Filter, pool pump & Polaris pump

2019 - New Vinyl Sliding glass door 3 panel 143.7x79.5

2019 - New Water Heater

2019/2020 - Wood floors installed

2020 - Master bath gut and remodel

2020 - 4 new ac ducts installed (Master, master bath, master closet, hall bath)

2020 - New tile in kitchen, entry, laundry

2020 - Exterior painted

2021 - New front door and seal

2021 -Main sewer line was replaced and relocated (from under the slab at all connections to the City of Houston Main sewer), 10 year transferrable warranty included.

*NO Flooding *Low Tax Rate