

# Home improvements that had been made on 1932 lake landing League City TX 77573

## Upgrades

- HVAC system is a 19 seer with five zones
- AC system has an inline dehumidifier
- New Roof installed on 2018
- The heating system has a high efficiency furnace
- Property upgraded with luxury chandeliers
- The kitchen has been remodeled and upgraded with custom features
- the Butler pantry has had custom doors installed with glass inserts
- dishwasher upgraded to a Bosch
- insulation has been upgraded with spray foam in the walls
- Ridge vent installed on house

## Add-Ons

- Had security film installed 8-millimeter the same film used on the Pentagon
- UV film on windows to reduce heat and sun damage
- Water heater has water stop sensors and the system also has backflow protector valves
- There's under cabinet lighting installed in the kitchen and in the butlers pantry
- Custom built cabinets in the family room
- Custom grills for acoustic cabinets and cabinet doors are designed to disperse heat from system
- Custom cabinet has lighting installed
- Bedroom has custom design luxury drapes and specially designed curtain rod imported.
- Installed water softener system
- Under sink has reverse osmosis system
- outdoor lighting installed
- security cameras installed

## Bonus

- This property has no mud tax
- The electric bill has been no more than \$400 for the previous owner. All the upgrades contributed to this. The roof Ridge vents, UV tent and sunscreens, Ridge vents and highly efficient HVAC system.

This property has many more updates and add-ons that the seller cannot remember!