



**66 W. Mirror Ridge Circle, The Woodlands, TX 77382**  
**Upgrades & Improvements and Estimated Monthly Utility Costs**

<u>Update / Improvement</u>	<u>Value / Cost</u>	<u>Year Completed</u>
Storage build-out and insulation in garage attic	\$ 3,200.00	2015-2016
Outdoor kitchen plumbing upgrade	\$ 1,000.00	2016
Enclose dining room ceiling / new space upstairs	\$ 8,000.00	2017
Interior repaint all bedrooms / living areas	\$ 5,100.00	2017
Installed oversized seamless gutters	\$ 7,200.00	2017
Landscaping / tree removal / planting / drainage	\$ 12,000.00	2019-2021
Install two (2) new AC units and furnaces	\$ 15,000.00	2017, 2019
Install new tankless water heater	\$ 5,200.00	2019
Installation of Direct TV	\$ 1,000.00	2019
Installation of hardwood throughout first floor	\$ 14,000.00	2020
New lighting fixtures / interior - exterior	\$ 2,700.00	2020
Refurbish full house Rayne water system	\$ 1,200.00	2020
Kitchen Remodel	\$ 71,000.00	2020
New Spa Aqualink system	\$ 1,150.00	2021
<b>Total:</b>	<b>\$ 147,750.00</b>	

<u>Utilities</u>	<u>Monthly Average</u>
Centerpoint (Gas)	\$ 108.48
Entergy (Electric)	\$ 284.80
Woodlands WJPA	\$ 131.65
Waste Management	\$ 7.09
<b>Total:</b>	<b>\$ 532.02</b>

