



SELLER IMPROVEMENTS

Please list any upgrades, updates or replacements made to the home along with month and year if available.

17342 Lake Ridge Circle, Rosharon, Tx 77583

August 2021

Exterior painted

Roof washed and treated

Refrigerator serviced

All concrete and fences pressure washed

Flower beds planted

Other Improvements/ Features

Ecobee Smart Thermostat + additional room sensor

Fans with remotes in common areas and master bedroom

New ceiling fans in all but the two guest bedrooms - 2019 and 2020

Ceiling fans added on patio - 2018

New front door (2018 I think but not 100% positive)

New hot water heater 2020

Fan added to front bedroom/office and over dining area

Modular Manifold Plumbing System, (like a circuit breaker for your water system)

Option for gas or electric dryer and stove (currently using gas)

Ring doorbell - 2020

Security system

Jacuzzi tub in master

Built ins in master closet

All LED Bulbs

Custom lighting in pantry

8 closets throughout home (both bathrooms have a linen closet)

Extra wide driveway

Garage shelving included (if wanted)



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Tile throughout (previously linoleum and carpet) Lifetime Warranty - 2015

Exterior 30 amp RV power supply installed - 2019

New dishwasher - 2019

New Stove - 2015 or 2016 (can't find receipt)

New sink - 2021

New master bathroom toilet - Dec 2020

New microwave - 2020

New garage door motor (wifi enabled) and keypad entry added - 2018

Xfinity 1.2 GB speeds available - 2021

Gulf Coast Windows Performer III Storm Force Series, double paned, impact resistant, double hung, energy star certified, lifetime warranty - 2019

Rain Soft Water Treatment system - Water filter and softener throughout house, including exterior faucets, Reverse Osmosis unit under kitchen sink - April 2021