

4317 Westheimer Road – Improvements total over \$100,000



- Landscaping and irrigation system 2019 -\$6,500.
- Additional landscaping after the freeze in 2021 - \$2,700.
- Rain gutters in 2019 - \$500
- New Hardi Plank siding and fresh exterior paint 2019 - \$32,500
- 4 Ton - 14 Seer HVAC with warranty 2020- \$6,277
- 2.5 Ton – 14 Seer HVAC system 2021 - \$5,850
- Fabrica carpet material cost including moisture resistant pad 2019 - \$9,000.
- Carpet installation - \$1,500.
- New Paint on walls, ceiling and oil base on all molding throughout in 2019. \$6,000.
- Fireplace restoration with stacked stone and a wood mantle \$8,802.
- Whitney Charcoal Chandelier in dining room From Ethan Allen, D Model: 093643 - \$2,970.
- Master Bathroom remodel in 2019:
 - Remove all tiles on floors, bench, shower walls, toilet area and closet.
 - Demolish shower pan and make new one with proper drainage.
 - Repair sheetrock damage after removal of old tiles.
 - Install new hardy backer in shower.
 - New la crema marble tile on bathroom floors, closets, toilet area, shower floor and shower wall.
 - Prep, prime and paint master bathroom. \$8,500
 - New recessed light in master bathroom. \$350
 - New baseboards in Master. \$300
 - New exhaust fan in master. \$550
 - New frameless shower. \$2,450
- 7 Custom Cornice boards from Ethan Allen \$5088 and Hunter Douglass Silhouette custom window shades from Ethan Allen \$5000 in sitting room off master.
- Installed new LG full-sized washer and dryer including modifying vent dryer and light 2019. Approx. \$3,000.
- NEW STATE GAS HOT WATER HEATER including installation 2021. \$1650.