



The Matson Group



**9831 Audubon Park Drive, Spring, Texas 77379**

**Kitchen, Pantry, and Laundry Room**

- Stainless steel Frigidaire gas cooktop, microwave, dishwasher (2021) and double convection ovens (2019)
- Wall and trim paint (2021)
- Shelf Genie drawers (2020-21)
- Upgraded faucet (2021)
- Cabinet-top platform for display (2002)
- Additional pantry shelving, hooks, door-back storage (2010)
- Whirlpool front-load washer, dryer (2018)

**Primary Suite**

- New bedroom carpeting (2021)
- Quartz countertops, custom cabinetry, additional drawers (2018)
- Frameless, spot-free glass shower (2018)
- New soaking tub (2018)
- Chair-height toilet (2018)
- New bathroom walls, floors, lighting (2018)
- High shelves, shoe shelves, lockable cabinet in closets (2012)

**Roof and Gutters**

- Complete replacement (2017)
- New flashings and exhaust caps (2017)
- Polarium heat barrier and ridge vent above primary bedroom (2017)
- New, larger gutters and downspouts (2017)
- Gutters added to north/south sides plus garage and breezeway (2017)

**Pool and Pool Equipment**

- Diamond Brite surface (2020)
- New LED lighting (2020)
- New water-line tile (2020)
- Coping sealed, partially repointed (2020)
- New water-feature pump (2020)
- DE filter replaced (2020)
- Wireless equipment-control (2020)
- New gasket; equipment checked by Texsun Pools (2021)

**Garage**

- Double door replaced (2019)
- Decking and lighting added for overhead storage (2006-07)

**Bathroom and Powder Room**

- New quartz countertops, mirrors, cabinets, lighting, fixtures in secondary bath, upstairs, south (2019)
- Upgraded lavatory, granite, mirror, lighting in powder room, downstairs (2013)

**Bedrooms, Secondary**

- Shelving added to NE upstairs bedroom; removable by hand (2010)
- Shelving added to NW upstairs bedroom (2003)



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### Miscellaneous

- Central vacuum system refurbished; new hose in garage and tools (2021); other components earlier
- Gas fireplace refurbished (2021)
- Water heaters (2) replaced (2014)
- Exterior and interior HVAC units (2) replaced (2021)
- Approximately 30 light fixtures replaced with LED (2021)
- Renewal by Anderson window replacement, 24 of 32 windows (2012-19)
- Interior paint: trim, primary bedroom walls, kitchen walls (2021); other interior paint original
- Exterior paint: doors and door trim (2021); remainder (2009)
- Furnaces (original)
- Carpeting, staircase and second floor (original)
- Pool installation (2002); see above for remodeling details

### Utility Costs, range from last 12 months

- Electricity: Highest, \$320 (September); Lowest, \$100 (March)
- Gas: Highest, \$134 (February); Lowest, \$25 (October)
- Water: Highest, \$120 (September); Lowest, \$40 (January)