

# List of Upgrades

1119 Pear Tree, Houston, TX 77073

## **Structural & General Updates:**

- Recent Foundation Repairs: 62 piers added (Lifetime Warranty)
- New Ductwork
- AC System (2016)
- New Waterproof “Click-Lock” Luxury Vinyl Flooring (25-year warranty from Lowe’s)
- Newly Fresh Carpet with ½ inch padding in bedrooms
- New Fireplace Mantel and decorative tile
- New Soffits Vents
- New Interior & Exterior Paint
- New Back Door & Handle Sets on All Doors
- Barn Sliding Doors in Primary Bedroom
- New Baseboards
- New Blinds Throughout
- New Landscaping: Grass & Mulch
- New Ceiling Fans

## **Kitchen Updates:**

- New Quartz Countertops
- New White Shaker Cabinets with Soft Close Doors & Drawers
- New Subway Tile Backsplash
- New Stainless Steel Undermount Sink
- New Garbage Disposal
- Automatic Pantry Lighting

## **Bathroom Updates:**

- Double Quartz Vanity in Bathroom
- New Toilets
- New Frameless Sliding Shower Door in Primary Bathroom
- New Bathroom Fixtures

## **Electrical**

- New Recess Lighting
- New Outlet Switches
- New Light Fixtures inside and out
- Updated Electrical Wiring

**HVAC**

- Collier AC System (2016)

**Plumbing**

- Updated Pex Piping in Master Bathroom and Kitchen
- New Gas Water Heater

**Appliances**

- New Samsung Oven/Stove - Wi-Fi enabled
- New Frigidaire Dishwasher
- New GE Microwave
- New Island Free-Standing Aky Vent Hood

**Pool**

- New Pool Filter
- New Pool Pump
- New Pool Skimmer
- Replastered Pool