

Improvements
2712 Porto Bianco
League City 77573

ROOM/AREA	IMPROVEMENT	NOTES
WHOLE HOUSE	Whole House Water Filter/Softener System	
	NEW Roof	2021
	NEW A/C Condenser	04/2021
	NEW Gas Furnace	06/2019
	NEW Water Heater Tank (50 gal.)	09/2016
	PAINTED Interior Walls with Designer Colors, Interior Trim and Doors	2017
	PAINTED Exterior Hardie Board and Trim	2016
PANTRY, PRIMARY CLOSET, (3) BEDROOM CLOSETS, GUEST BATH CLOSET	Modular Closet Systems installed	
PRIMARY BEDROOM, LIVING ROOM, DINING ROOM, KITCHEN/ BREAKFAST AREA, FOYER AND HALLWAY	Engineered Wood Floors installed	
DINING ROOM, BREAKFAST AREA, GUEST BATHROOM, PRIMARY BATHROOM, EXTERIOR ENTRANCE LIGHTING	Upgraded Light Fixtures installed	

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(2) SECONDARY BEDROOMS, LIVING ROOM NICHE, PATIO, KITCHEN, PRIMARY BATHROOM	Added Light Fixtures installed	
PATIO, SUNROOM, FRONT OF HOUSE	Additional outlets installed	
LIVING ROOM	Crown Moulding installed	
	Fireplace Surround replaced and upgraded with Marble/Onyx Designer Tile	
GARAGE	Epoxy Finish on floor	
	Additional outlets installed	
	Additional seal and flashing installed at Garage Door	
LAUNDRY ROOM	(2) Cabinets added over Washer and Dryer	
KITCHEN	NEW UPGRADED Oven, Dishwasher, Garbage Disposal, Microwave	
PATIO	Enlarged , Stamped and Stained	
	Added Drip Water Irrigation System for Potted Plants	
SUNROOM	Enclosed Covered Patio, added A/C and Heater Unit, Paint, Lantern Light Fixture	2021
PRIMARY BATHROOM and BEDROOM	Complete renovation including Wall Soundproofing, NEW Designer Tile, Paint, Custom Cabinetry, Lighting Fixtures, Chandelier, Quartz Countertop, Sinks, Mirrors, Bathroom Hardware and Sills Carpet in Closet	2020
GUEST BATHROOM AND EXTRA SINK	Replaced outdated cultured marble countertops with Quartz Countertops, NEW Plumbing Fixtures, Light Fixtures, Mirrors, Bathroom Hardware, Sink	2020

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AREA/ROOM	NOTABLE UPGRADES	NOTES
LIVING ROOM	Surround System including Ceiling Speakers, Subwoofer, TV Mounting Hardware Over Fireplace	
WHOLE HOUSE	TEAXX Insect Injection System in Exterior Walls	
LANDSCAPING	Additional gardens added in Backyard, Drainage System in Sideyard, Landscape Stones, and Reconfiguration of Sprinkler System to accommodate new Garden Beds, Etc.	