

*10438 Serenity Sound Magnolia, TX 77354*  
*Home Improvement Per Seller*

*Exterior*

Garage floor coating (2018)

Pool equipment wall (2020)

Screened in primary suite porch (2019)

Pool cabana (2019)

- Linear natural gas fireplace
- Quartz solid surface front
- High end outdoor audio speakers (lifetime warranty)
- 75" television

Removed and replaced all front landscaping adjacent to house

Aerobic sewer system inspected and serviced, including pumping tanks (5/2022)

Swimming pool remodel (Fall 2018)

- Resurfaced with Pebble Tech, new tile and stone
- Multi-color / color changing LED lighting (converted from AC to DC for safety)
- Replaced filtration system (panels)
- New programmable four speed pump
- Replaced pool heater (2020)
- Replaced Polaris pool sweep booster pump (2022)

*Interior*

Remodel main first level area (dining, breakfast, kitchen, living, laundry, office, guest and pool baths) (2017/2018)

- Remove/replace existing tile with wood look tile
- Opened space between formal living and dining
- All recessed lighting throughout home was replaced with energy efficient LED lighting
- Solid surface quartz countertops, fireplace surround, mantel and audio/video cabinet
- Resurfaced cabinets in all areas except primary suite
- All interior walls painted with Sherwin Williams Duration paint
- High end ceiling mount audio speakers in main level living and upstairs theatre/multi-use area
- Removed TV alcove and added wood look tile television wall
- Replaced HVAC furnace (main level living area) (2022)
- Upgraded / replaced main electrical panel
- Replaced all toilet's with upgrades (2018)

### *Miscellaneous existing features*

- Central water and personal water well
- 18 zone irrigation system (central or well water)
- Central Vac System