

UPDATES OVER \$26,000.00

823 CARSON RD, MAGNOLIA, TX. 77354

- 1) 2013 SOLAR SHADES & EXPANDED DRIVEWAY**
- 2) 2013 NEW ROOF**
- 3) 2021 NEW HVAC SYSTEM**
- 4) 2021 NEW WATER HEATER**
- 5) 2021 REMODELED ALL BATHROOMS**
- 6) 2022 NEW APPLIANCES-MICROWAVE, RANGE, DISHWASHER**
- 7) 2022 KITCHEN UPDATED**
- 8) 2022 EXTERIOR PAINTED AND SEALED**
- 9) 2022 RESTORED HARDWOOD FLOORING & INTERIOR PAINT & INSTALLED NEW TILE IN LAUNDRY, CLOSET UNDER STAIRS**

EXCLUSIONS:

- 1) WATER FILTRATION SYSTEM-WHOLE HOME (OWNED)**
- 2) WASHER AND DRYER**
- 3) DINNING RM CORNER SHELVES**
- 4) GAMEROOM WHITE SHELVES**
- 5) PIANO**
- 6) BENCH IN PRIMARY CLOSET**

NEGOTIABLE:

- 1) TRAMPOLINE W/BILL OF SALE**
- 2) PERGOLA W/BILL OF SALE**