

List of Improvements

28515 Champions Ridge Road
Magnolia, TX 77354

Pool/spa built 2014

Updated pool equipment and pumps 2021 and 2022

Repainted pool deck 2021

Roof/gutters/gutter screens replaced 2019

(3) Main home a/c units and handlers replaced 2018-2020

Well pump replaced-2017, Well house rebuilt 2019, and bladder replaced 2022

Windows - double panes energy efficient 2021 (except living room picture windows)

Exterior lighting 2020 Interior lighting 2021/2022

Exterior and interior painting - 2019-2022

50 amp oven plug installed 2021

Home generator plug installed 2019

Kitchen update 2021/2022 cabinets refinished, gliders installed,

NEW: hardware, sink, faucet, cooktop, microwave, oven, ice maker, granite countertops

Master bath update 2022 new cabinets, remove tub, relocate shower to double walk in, floor to Ceiling black granite and frameless shower walls, porcelain countertops, double vessel sinks, 72-inch LED mirror, new floors

New carpet master bedroom 2020, New carpet entire upstairs 2022

Bose Surround sound interior and exterior speakers 2020

Septic monitoring equipment replaced 2020

Staircase balustrades converted from wood to metal 2021

Buyer to verify prior to purchase