

Improvement List

11 W. Lake Forest Ct.
Conroe, TX 77384

AC/Heating Systems:

- 3 systems—original 2 were here when owner purchased, maintained regularly. Third system replaced in 2022.

Hot Water Tank:

- 2 hot water tanks, original when home was purchased, has had elements replaced in 2022.

Roof:

- Original part of the house roof is 2010. Car port and master suite add on is 2021

Updates to Structure:

Bathrooms:

- Guest bathroom has been repainted, installed wainscoting & lighting

Pool/Spa:

- New motor on waterfall 2022
- New multi valve port 2022
- New motor on pump 2020

Landscaping:

- Landscaping completely redone in 2021

Carpet/Flooring:

- All flooring throughout main rooms of house, kitchen, dining, entry, small living area and laundry room

Other:

- Large family room was repainted, all lighting and ceiling fans replaced. Built-in shelving installed
- Knocked out hallway door so things would open up to rest of the house
- Second master suite was repainted
- Office; repainted, cabinets & countertops installed, & Updated lighting
- Entrance (entry area) fresh paint, replaced lighting & flooring & replaced baseboards
- Kitchen and dining area had flooring replaced and paint & replaced baseboards
- An attached carport was added in 2020. French doors were installed along with outdoor light fixtures
- The exterior was painted in 2020.
- Gutters were installed
- Shop had cabinets, counter tops, tool room & electricity added in 2020-2021
- Area outside shop was cleared and base rock was brought in and a pad made for RV parking, a 50 amp plug was installed in 2021

Improvement List

Continued....

Other:

- Trees were trimmed up and some removed to have easier access down the driveway 2020
- Master suite w/ large bathroom & closet, entry to this part of the house as well as work-out room was built in 2020-2021
- With the change of the layout of the house, 1100 sqft of porches were added as well as an outdoor/pool bathroom and closet for pull supplies
- Laundry room was created from an "odd" room. Cabinets (upper and lower) as well as countertops and flooring, baseboards, lighting & paint
- "Old laundry room" is now a seasonal storage room. Also add on has very large storage closet
- There are two linen closets
- Owner has replaced all windows and the blinds