

*9834 Blue Cruls Way
Gleannloch Farms
Spring, Texas 77379*

COMPASS

TMG

THE MATSON GROUP

Updates & Improvements

- ❖ Kitchen fully reimagined and remodeled—including removal of wall separating family room—with top-of-the-line appliances (such as multi-function triple oven, island microwave, and two cabinet-faced dishwashers), custom cabinetry, gleaming stone countertops and marble backsplash, **\$125,000**
- ❖ Fully remodeled powder room off foyer, **\$6,500**
- ❖ Laundry room off kitchen completely remodeled with two washers and two dryers (which can stay for the right offer), custom cabinets, quartz countertop, and glass backsplash, **\$12,000**
- ❖ Resort-style swimming pool remodeled with new Gunite and replastered with PebbleTec ©, new slide added, new waterline decorative tile, additional waterfalls, and custom tile inserts on steps, **\$80,000**
- ❖ Pool equipment replaced, including filters, pumps, chlorinator, drainage, and piping, plus iAqualink ® system allowing smartphone operation of colored LED lights and control panel, **\$18,000**
- ❖ Pool bath (located off patio) remodeled, **\$2,500**
- ❖ New 14' by 14' metal pergola, **\$2,500**
- ❖ Neutral grey wood-look tile flooring, first level, with marble accent in foyer, **\$15,000**

- ❖ New LED recessed lighting in family room, kitchen, and primary wardrobe, **\$4,000**
- ❖ Custom 12-foot one-piece iron double entry doors, **\$18,000**
- ❖ Added new light fixtures to front columns, **\$1,500**
- ❖ Crescent front driveway added, custom tinted concrete border, along with landscape island, flower beds, and hardscape **\$28,000**
- ❖ Professional design of front landscape, **\$5,000**
- ❖ Two red maples and two Chinese white flower trees, **\$4,000**
- ❖ Installed additional landscaping lighting plus four exterior electrical outlets, **\$1,750**
- ❖ Ceiling tile and high glass enclosure added for steam-feel shower, primary bath, **\$4,000**
- ❖ Garage-door replacement, **\$2,000**
- ❖ Hardscape stone walls added as landscape planters on rear of home, **\$2,000**
- ❖ Brand new KitchenAid © under-cabinet ice maker (purchased 10/22), **\$4,000**
- ❖ Two under-cabinet beverage refrigerators for outdoor kitchen, **\$1,500**
- ❖ New 65-inch television (purchased 12/22; can stay with competitive offer), **\$2,000**
- ❖ Barn door from bedroom to bathroom in primary suite, **\$500**
- ❖ New rear privacy fence and gates by Dunn Fence, **\$4,000**
- ❖ Custom pantry outfitted by The Container Store ©, **\$2,000**
- ❖ Fandelier and custom track lighting in study, **\$750**
- ❖ All new smoke detectors, **\$200**
- ❖ Office safe, office furniture, and prefabricated utility shed convey with property.