

37 Lazy Lane, Kemah, TX 77565

UPGRADES

Pool, spa and Cool Deck- Regular routine maintenance and weekly service by Preferred Pools (Builder)
All pool chemicals, nets, brushes, pool sweep and any accessories to convey. Inline chlorinator and
UV/Ozone Generator to sanitize since we are on water with sea birds etc. (2016)

5-Way Windows Wind Resistant to 150mph w/warranty transfers via Window World Lifetime breakage
protection (2018) French Doors Replaced in Master and Dining with built in blinds between glass (2018)
TWIA Certificate Issued.

Plantation Wood Shutters in Living, Dining, Kitchen, Breakfast, Master Bed and Master Bath, (2018)

New Blinds upstairs (2018)

Master Bath Renovation (2018)

- Leathered Granite Counters
- Custom Maple Medicine Cabinet
- Custom Maple Linen Closet and Lingerie Drawers
- Custom Maple Closets with Rods, Shoe Cubbies and Drawers
- Frameless Walk in Shower with River Rock Floor, rain shower head and handheld
shower w/granite topped bench
- Toilet
- Paint
- Italian Ceramic Wood Look Plank Porcelain Tile, Water Resistant, PEI 4 new subfloors
added

Exterior Renovations

- All New Exterior Paint and Trim, Garage Doors, Door leading to Garage from Patio (extra
paint in garage) (2018)
- Back Deck Stairs Built with Treated Pine (2018)
- Deck Restained (2018)
- New Front Door (2018)
- Stainless Cable Deck Railing Added on Back Deck (updated: cleaned and tightened in
March 2023)
- Pool Equipment hidden by custom louvered privacy fencing (2018)
- Double louvered privacy fencing at main backyard entry with kayak/paddleboard rack
(2018)
- Two rock garden beds off pool deck (2020)
- Side yard between gates filled with rock (2023)
- Front landscaping replaced with drought and freeze resistant plants/shrubs (2020)
- Dock Replaced (2017)

- Bulkhead Replaced (2014)
- Roof Replaced 2002 (certificate issued)

Kitchen Renovation (2021)

- Leathered Granite Counters
- Tile Backsplash
- Custom Maple Cabinets, Pot and Pan Drawers, Upper and Lower Pantry x2 with Built in Wine Storage
- Coffee and Microwave Closet
- Slide In Samsung Duo Flex Gas/Convection Oven and 5 Gas burner Stove top
- Samsung Vent Hood (vented to outside)
- Focal Point Custom Pendant Light Fixture
- Under Cabinet Lighting w/Dimmer
- Blanco stain resistant Silgranit farmhouse sink
- Insinkerator Disposal
- Krause Bolden 2-in-1 commercial style faucet
- Samsung French Door Refrigerator/Freezer (ice maker non-functional but in door water functions. Will do a forced defrost and reset to see if we can revive it) (2015)
- Samsung Dishwasher (2015)

Maple Beams added to Living Room Ceiling (2021)

Interior Banister with Stainless Cable Railing (2021)

Leathered Pool Grade Marble at entry foyer, stairs and landing with new subfloors added (2021)

Italian Ceramic Wood Look Plank Tile, Water Resistant, PEI 4 throughout main living, kitchen, dining, breakfast, half bath, master bed/bath, upstairs bathroom and catwalk, new baseboards, (2021) (two upstairs bedrooms have engineered hardwood floors new in 2015)

Recessed 110 floor dual plug with stainless top in living room (2021)

Whirlpool top loading washer and dryer convey (2015)

Front Porch and Steps with Marble and Stainless Railing (2023)

Termite System in Place with Monthly Pest Control since 2015 via Terminix. Termite prevention plan transferrable to new owner.

AC Unit Amana Outdoor w/parts warranty transferrable to new owner through Bob's AC (Feb 2023)

AC Interior Unit w/Extra Return Added by Bob's AC (2018)

Pedestal Sink and Toilet and in half bath (2015)

Toilet in Bar (2021)