

2412 Sunset Mist Ln. Home Upgrades/Updates

Why we love the home (Chesmar Builder):

Backyard Getaway (Peaceful Tropical Feel)

Dream Kitchen

Large Bedroom Closets

Master Bedroom separate space in house

Pool

Epoxy Floor in Garage (Dec 2020)

Open Concept

Large raised lot

Updates:

LEAF Filter Gutter Protection: Installed Oct 2021 (Lifetime Transferrable Warranty) \$10K

New Pool Heater: Feb 2023

New Pool Wireless Control Board: Feb 2023

New Chlorinator/Salt Cell: Summer 2022

HVAC:

-Upstairs unit 2 Ton Evaporator Coil Replaced Sep 2021 (10yr warranty parts / 2yr labor)

-Downstairs unit 5 Ton Evaporator Coil Replaced April 2022 (10yr warranty parts / 2yrs labor)

Maintenance:

HVAC Plan with Integrity now AirTech Conroe – 2x Year Cleaning / System Inspection since home purchase

Water Sprinkler System : March 2023 – Overall System Function Test and replacement of necessary sprinklers (by Sprinkler Medic)

Water Sprinkler System :Zoned Sprinkler Map printed and labeled by control unit

Utilities:

Electric: \$375 / Monthly Average

Natural Gas: \$70 / Monthly Average

Water-Sewer & Garbage: \$175 / Monthly Average

Internet: Optimum \$75 / Month

Exclusions:

1st Floor

Eat in Dining: Curtains

Dining Room (formal): Mirrors

Office 1st Floor: White Murphy Bed with bookcases
Curtains

Guest Bath (1st Floor): Small wooden shelf

Primary Bedroom: Mirrored Door (freestanding)

Laundry Room: Mirror and Magnetic Board

Garage: All 4ft Metal Brackets

All Metal Pegboards

Small Portable A/C unit

Hanging Shop Lights (3 total)

2nd Floor

Loft: Red Wooden Bookshelves (3 total)

Craft room: Mirror

Bedroom (SE Corner):

Gray Wooden Bookshelf

Yellow Metal Picture Board

Bedroom (NE Corner with on-suite bath):

Mirror over fish tank

Curtains will be replaced with different set

Other Misc:

Ring Camera – Front Door

All blackout curtain liners will be removed

Outdoor: All Flower Pots

Crème Colored Storage Units (x2)