

Seller's Note: I Love Chaseland

Chaseland home is in a very safe neighborhood. Neighbors are great, and help watch out for each other. The home is in a great location - centrally located to many of my activities including work, most favorite restaurants and medical services both north, south to Galveston for leisure get aways, east is downtown and to the west is Katy.

Chaseland has also been updated with the highest quality improvements such as double pane windows for both weather and sound insulation, pex plumbing, air duct systems with Nest thermostat, tile flooring on the second and 1st floor hallway, bathroom and, laundry area, hardwood stairs, updated master bathroom with new shower tub, surge protection electrical system with all new outlets interior and exterior, and finally roof, with 6" gutters and sidings as well as latest garage system with the MYQ security, quiet door system and battery back up.

Exterior turf area is very easily maintained especially if you have pets. It contains micro bacterial material which is very pet safe and keeps the place healthy and clean. The yard is also maintained with extra drainage systems. Cedar fence to the left is less than a year old. All the home updates and fixtures are under 5 years of age.

Updates

Date	Work done at Chaseland Lane	Cost
8/2022	Artificial Turf – backyard & Deck work	\$6952
2018	New Roof, Siding, Gutters	\$12,000
2019	Duct work replaced, replaced all vents entire home - Punbar	\$3189
2017	Wood stairs and tile flooring (removed all carpeting)	\$10,000
2016	Window replacement – double pane; new back door	\$4,000
2016	Garage opener Chamberlain replacement with MYQ – quiet opener with dialpad remote	
2016	Replaced all window screens	
2016	Replaced Heater Furnace, & Water heater, Serviced A/C	\$3,000
2016	Replaced Electrical Panel & Surge protector	
2016/2017	Replaced Whirlpool Gas Range & Fridge	
3/2020	Plumbing – Pex entire home, replaced all faucets - Nick Plumbing	\$6,000
12/2021	Replaced Master bedroom bathtub and door, ADA compliant toilet	\$800
1/2021	Replaced all plugs in the house, make sure electrical wires are safe - Edgar electric	\$500
1/2022	Replaced cedar wood fence on the left and part of back side	\$3,000

