



Lucky Star Houston Real Estate

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Upgrades

Upgrades done	\$	Year
Masterbath shower door	1800	2023
Masterbath closet door	1000	2023
HVAC		
1. New AC units		
2. New furnace/heater		
3. New water heater		
4. New upstairs AC duct		
5. New upstairs control system	35000	2022/2021
Paint	5000	2023/2019
Total remodel of the kids bed room		
1. Hardwood floor		
2. Built bedframes in bedroom		
3. Customized loftbed		
4. Added storage to bedroom	30000	2019
Reinsulated entire attic	3000	2019
Refloat ceiling in house + recessed ceiling lights +living room fireplace	10000	2019
Decked attic space	1500	2019
Landscape:		
1. New sprinkler system		
2. Reslope the backyard and improve the drainage		
3. New plants and raised bed		
4. Pool area landscape upgrade		
5. Backyard pathway	16000	2019
Upgraded lights by interior designer	6000	2019
Upgraded powder room	2000	2019
Fence		2019
Roof		2017
Total\$:	111300	