

## UPGRADES

3 SWAN SONG PLACE  
THE WOODLANDS



Windows replaced with double-panes	Prior to 2015	
Roof	2015	\$21,800.00
Hardwood floors primary bedroom, 2nd floor, and stairs.	2015	\$19,000.00
Tankless water heaters "Navien" 2 each	2016	\$7,000.00
AC 1	2018	\$12,000.00
AC2	2019	\$10,000.00
Whole house softener and filter system	2020	\$4,200.00
Kitchen Aid appliances	2018	\$10,200.00
Inside paint	2021	\$16,000.00
Outside paint	2022	\$9,000.00
Re-screened porch	2022	\$3,500.00
Artificial grass backyard and pool area	2019	\$14,000.00
Pool equipment (pumps, heater, filters)	2017-2023	\$7,000.00
Epoxy floor coating in the garage	2023	\$3,000.00
Led lights, outlets, light switches, bathroom fans	2022	\$4,200.00
Fence	2016-2022	\$5,000.00
Garage door openers "Masterlift"	2023	\$1,400.00
Intercom system replaced	2023	\$3,700.00

### **TOTAL UPDATES & UPGRADES**

**\$ 151,000.00**

**Appraisal District lists home at 3,467 sf  
But there's more!**

Upstairs closet (finished attic space) (15 x 5.5)	82
Finished room behind garage w/ half bath (13 x 27)	351
Unfinished walk-in attic over garage (38 x 15)	570
Screened porch (17 x 14)	238
<b>TOTAL ADDITIONAL SQUARE FEET</b>	<b>1,241</b>

**TOTAL USABLE SQUARE FEET: 4,708**  
(per seller)