



Additional Information the Seller would like to share:

- 1. The roof was replaced on 6/1/2021.**
- 2. The new AC unit was installed in 2022.**
- 3. The new water heater was installed in 2022.**
- 4. The new electric oven was installed in 2023.**
- 5. The new microwave was installed in 2019.**
- 6. The new dishwasher was installed in 2020.**
- 7. The house was painted on 6/2021**
- 8. Tilson Homes built the house in 1993.**

**In Seller Son's own words:**

*"When Dad built the home, he intentionally increased the specifications of the foundation beyond what was recommended. Dad's first career was selling building materials, and he also trained to be an architect. He wanted to ensure the home was built right and knows the importance of a well-built foundation. He observed the crew when they poured it and made sure everything was done right."*



"My husband took an acorn from the historic Sam Houston "Kissing Burr Oak" tree in San Marcos. He planted that acorn in our backyard."

Mrs. Messick