

COMPASS

11 Prism Cove

Recent Improvements and Notable Features

Updates & Specifications – Per Seller

Roof – replaced 2010

Furnace – replaced 2022 a/c replaced 2018

Windows – replaced with Renewal by Anderson & Pella 2020

LVT floors in main living areas & primary bedroom; carpet in secondary bedrooms replaced June 2023

Primary bath updated – tile floors, tile showers, counters, frameless glass shower door, double sinks

Primary bedroom double closets and LVT recently installed

Gutters throughout

Tankless water heater

Rainsoft water softener, owned, conveying with sale; salt based system; company from Conroe services it and replaces pellets

Sprinkler system – replaced controller recently – 5 zones – one zone not working (repair underway)

Back deck – replaced 2023

Tachus fiber network

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GROUP