

**Home Upgrades**  
**1906 Ascot Dew Court**  
**Richmond, TX 77469**  
**Lawrence & Jana Leon**

<b><u>Upgrade</u></b>	<b><u>Cost</u></b>
Swimming Pool: <ul style="list-style-type: none"><li>● 42,000 gallon heated chlorine pool with an 8' sun deck, interior lighting and a middle island connected by a hand-made custom bridge and handrails (244' perimeter. 3.6'- 9' deep)</li><li>● Ozonator and ultra UV sanitizer</li><li>● 12' heated spa</li><li>● Gas fire pit with glass rock and black lava, and a stone bench</li><li>● In-ground kitchen with bench inside pool for serving (kitchen includes a sink, granite countertops, lighting, pump to drain water, and 6 outlets)</li><li>● Pergola covering in-ground kitchen area</li><li>● Custom grotto with slide, cave, and 10' multi-boulder cascade</li><li>● Covered patios with three ceiling fans</li></ul>	\$199,700.00
53 solar panels installed by ADT Solar	\$63,299.00
Generac 22k whole home generator	\$13,550.00
Solid mahogany door with custom Texas star glass	\$2,523.00
Whole home water purification system	\$5,300.00
Master bathroom total upgrade <ul style="list-style-type: none"><li>● Spa tub, rain shower enclosed in glass with two sliding doors</li><li>● Marble flooring</li><li>● Two custom barn doors</li><li>● Custom vanity with two sinks</li><li>● New lighting installed</li></ul>	\$55,000.00
Wood floors installed in office/study, formal dining room, master bedroom, stairs, and upstairs hallway leading to bedrooms and game room.	\$11,000.00
Two Campher trees, one Magnolia tree, and 6 Seabreeze bamboo in back yard; Three Japanese black pine trees and one Crepe Myrtle tree in front yard.	\$7,200.00

Iron gate in back yard (dog run)	\$2,700.00
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Shed	\$3,500.00
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Total = \$363,772