

14419 Pelican Marsh Dr, Cypress, TX 77429

Sellers have made over \$30,000 in home improvements and upgrades since purchased the home including:

- New washer and dryer (purchased in late 2021)
- New gas stove and microwave (purchased in late 2021)
- New water heater installed in early 2022
- New upstairs toilet installed in late 2022
- New plumbing and faucets in master bathroom installed in 2022
- New neutral color paint inside various rooms as well as all new paint on exterior of the house (neutral colors)
- New energy efficient windows (8 of them: living room, master bedroom, two upstairs bedrooms) installed in early 2023
- Cleaned and sanitized air ducts (air ducts cleaned in early 2022).
- New electrical wiring outside of home, new light fixtures throughout home, including GFCI protected outlets for kitchen appliances.
- New ADT alarm and security system installed including two outdoor cameras and window sensors
- Repaired and serviced gas fireplace.
- New pond pump and new electrical wiring and outdoor outlets for the water feature (outdoor pond).
- Landscaping: removed old trees, new sod, new decorative rocks, drain tile under lower sections.
- Cleaned gutters: all gutters have been cleaned and maintained
- Roof repairs: the roof was inspected and homeowners took care of any necessary repairs in early 2022.
- HVAC service: HVAC and heater has been serviced and are working well. New upstairs thermostat installed in May 2023
- Pest control: Homeowner has kept up with quarterly pest control services
- Mortar and brick repairs on exterior of home: re-caulking brick junctures and replacing cracked bricks on front elevation with new bricks, done in 2022.
- New sprinkler system heads installed in 2022, including rain sensor.