

Improvements by Seller - 5912 Meadowside Street, League City

- Remodeled master bathroom, completed in 2019, with top-to-bottom upgrades, including a walk-in shower with floor-to-ceiling herringbone tile and a sliding glass barn door, porcelain tile, TOTO soft close elongated toilet, and modern vanity.
- Lennox 16 SEER HVAC and furnace system, installed in 2019, with return duct expansion and the addition of a second intake to increase cooling and energy efficiency. Smart thermostat and attic tent included. Extended, transferrable labor warranty until May 2024 which includes inspections, priority services calls, and a 10% discount off parts, refrigerant, and labor in addition to discounted service and diagnostic fees.
- 2021 installation of new Square D 150-Amp 30-Space 60-Circuit Outdoor Breaker with whole house surge protection, new wiring from meter to panel, and new updated grounding system for the whole house. New dedicated circuits and installation of new outlets and light switches in the home's sunroom. Five-year warranty, expiring in October 2026, on panel, grounding, breakers, outlets, and switches.
- NEMA 3 150-Amp generator transfer switch installed in 2021 to allow for back-up generator hook-up.
- New 6.5-foot pine privacy fence installed in 2021.
- Smart Garage Door technology, installed in 2022, provides accessibility and allows for alerts, opening and closing the garage door, and syncing with other smart devices.
- Other upgrades details around the home:
 - Freshly painted interior completed in May 2023, including freshly painted kitchen cabinets.
 - Travertine and porcelain tile throughout the home's wet areas with real hardwood floors and carpets in the home's living areas.
 - French doors lead from the home's open concept living space to the bedroom currently serving as an office.
 - Beautiful wood and frosted glass barndoor serving as the entrance to the master bathroom.
 - TOTO soft close elongated toilets in both bathrooms.
 - Levolor 2-inch faux wood blinds installed on all windows throughout the home.
 - Fireplace and chimney cleaned, swept, inspected, and restored in 2021.
 - Gutter guards installed on all gutters around the home.
 - Regularly manicured trees with the rear tree cabled to ensure proper growth away from the home.