

LIST OF SELLING FEATURES IN HOME

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PROPERTY ADDRESS:

2503 LEXINGTON CT, LEAGUE CITY, TX 77573

SELLING FEATURES INCLUDE:

Single story • High ceilings • Cul-de-sac - Perfect pie shaped lot.
No back neighbors - Community green space • large lot • Open
concept kitchen + family room • Easy access to I45 • Shopping
nearby • Variety of ages in subdivision • Shed with working
office and separate storage space for yard equipment

EXCLUSION LIST:

The following improvements and accessories will be retained by the SELLER and must be removed prior to delivery of possession. Exclusions are permanently installed and built in items that you wish to exclude from the sale of the property. (Example: curtains, curtain rods, flat screen TV's and/or mounts, satellite dish, shutters, mirrors, water softener system, outdoor cooking equipment etc.) Any damage caused by the removal of these items must be repaired as well.

Murphy bed, family room TV and mount, family room blanket
ladder, shed office TV and mount and wall map, yard
generator, garage - 3 hanging storage racks (option for
buyer to purchase), garage bookcase

AVERAGE MONTHLY UTILITIES:

Electric: High\$ 269.11 Low\$ 67.18

Gas: High\$ 102.40 Low\$ 28.29

Water: 65.00 High\$ 77.18 Low\$ 51.02
sewer
+ trash

*Note: Utility information is provided by the SELLER. Prices will vary based on rates, usage, provider, and several other factors.

House/Property Improvements at 2503 Lexington Ct

Aug 10, 2023

Listed below are the major improvements that were made to this house/property:

2021 1st Qtr. – Completed House Remodeling: (Note: entire wood fence was replaced in 2020 4th qtr.)

- Kitchen:
 - New cabinets including 2 pantry cabinets (with under cabinet lighting)
 - New countertops/island/table (Cambria-Smith Field) and backsplashes
 - New appliances: cooktop, oven, microwave, dishwasher & disposal
 - New built-in kitchen table attached to new island (can be disconnected from island)
- Master Bath:
 - Installed double doors
 - Installed large shower (5'-6" x 3'-4" inside dimensions)
 - Installed linen closet
 - New vanity, sink, fixtures, mirror, & elongated toilet
- 2nd Bathroom: New vanity, sink, fixtures, mirror, & elongated toilet
- House Misc:
 - New flooring - NuCORE Ridge Core Luxury Vinyl plank with Sentinel Protect Plus underlayment, throughout entire house (except bedrooms)
 - Repainted entire inside of house including walls, trims, & doors
 - Replaced attic drop down ladder with metal folding ladder in house
 - Installed new attic drop down metal folding ladder in garage
 - Installed laundry room cabinets, shelf, & clothes rod
- Replaced HVAC system with new electronic air cleaner & new thermostat
 - New 3-ton Daikin 18 SEER variable-speed AC system
 - New gas furnace

2021 May – Installed New Tuff Shed building (10'-2" wide x 18'-2" long x 8'-6" high) **in-side yard:**

- Shed is bolted down on foundation, & installed with windstorm clips (approved by city & HOA)
- 9'-4" x 11'-10" finished office which is drywalled, insulated, AC, lighting, fan, cable & internet connections
- 5'-3" x 9'-6" lighted tool & equipment storage area

2021 August – Attic/Roof Energy Items: (Note: roof was replaced in August 2019)

- Added 10"+ of blown-in fiberglass insulation attic (on top of approx. 6" of fiberglass batting)
- Installed 2 zipped attic insulated blankets at ladder locations
- Installed 2 solar/electric combination roof fans & installed additional ridge vents

2022 February – Repainted external house trim, back hardie planking, & front door

2022 April – Installed Plantation Shutters in study, kitchen, & family room, and Installed Built-in Dog Kennel in existing cubbie

2022 November – Completed Back Patio, Replaced Front Landscaping, & Installed Gutters

- Installed new back yard patio (approved by city & HOA):
 - Completed back patio & cover
 - Installed 15' x 40' concrete patio pad in back yard
 - Installed 16' x 32' covered patio (attached to house & roof)
 - Windstorm certified
 - Perimeter of covered patio has approx. 2" footing, which should allow the patio to be enclosed in the future
 - Installed 2 fans w/lights, 6 can lights, back & side yard lights, & several corner plugs, which are all on switches
- Installed new gutters on entire house with leaf-screen, in tree areas
- Installed new landscaping in front yard

2023 May – Installed Foundation for future whole house generator

2023 June - Sealed/Stained Wood Fence (both sides)