Upgrades to 4106 Sea Ledge Seabrook

Premium Vinyl Plank Downstairs

Premium Carpet with ½” antimicrobial memory foam upstairs and downstairs closet

Full interior paint floor to ceiling

Updated baseboards downstairs

2 ½” slat faux wood cordless blinds on all windows except kitchen and bathroom.

Replaced all power outlets with new child resistant white outlets.

Replaced all light switches with new white switches.

Replaced five ceiling fans, added a ceiling fan with dual switch to formal living.

Replaced multiple light fixtures.

Replaced all toilet tank parts/toilets seats with wood seats on three toilets/replaced the seal n two toilets.

Black galaxy counter tops, tile backsplash framed out the kitchen window.

Remodeled half bath.

Upgraded A/C unit for upstairs zone.

Replaced Samsung gas dryer vs. electric with steam functions/Samsung washing machine.

Zline stove/cook top Range Hood replaced.

Farm style sink-Professional grade faucet-separate sink mounted under the counter-10 stage water filter.

Three appropriately placed C02 and gas detectors-water leak detectors-replaced smoke/C02detectors, two fire extinguishers replaced.

Added a second door to downstairs office for extra access.

Replaced door knobs, and cabinet pulls.

All bathroom cabinets painted or refinished.

Exterior of home power washed, painted, three tone paint job including garage door/updated address numbers.

10k gallon pool installed by Pearland Pools. Upgraded pebble tec pool surface-10’ shelf with bubble & umbrella sleeve-rock wall-three waterfalls, autofill water valve, overflow drain off the back, salt converter (saves on chlorine) with computer read out panel, UV light filter, full sized four cartridge filter, pool heater/multiple stage programmable pump.

Spray deck finish surround pool.

Replaced wood and Trex deck with large anchored graded concrete patio, matching pool deck finish and water channels.

Roof replaced November 2022-New vent apex-Some decking, all drip edging and hand nailed.

Fireplace vent seal replaced at rooftop.

Full pest control including termite mitigation and inspections maintained throughout home ownership.

Garage apartment-

New construction March 2023

275 square feet.

Premium vinyl plank flooring with cork underlayment.

Butcher block counter tops.

Farm style sink with professional grade faucet and counter top mounted under the sink ten stage water filter.

Mini split A/C and heater.

European corner shower.

Can shaped reflective sky light.

Vented combo microwave and oven.

Fully screened in porch area front entry.

Separate but connected view breezeway and elevated per Seabrook city building codes.