

SELLER UPGRADES & NOTES

204 OAKWOOD
LEAGUE CITY TX 77573



JORDAN WRIGHT
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UPGRADED LED LIGHTING THROUGHOUT

FULL EXTERIOR POWER WASH DONE IN THE LAST 30 DAYS

FRESH MULCH & LANDSCAPING

ROOF REPLACED AFTER IKE - 2008

SOLAR PANELS INSTALLED 2016, OWN FREE AND CLEAR, PAID OFF

CUSTOM COVERED PATIO COMPLETE IN 2018 AND THE STAMPED CONCRETE FLOOR

CUSTOM PALAPA AND HOT TUB 2014. THE PALAPA WAS RETHATCHED IN 2021

FULL KITCHEN REMODEL AND EXPANSION, TILE FLOORING CUSTOM CABINETS, KITCHEN AID DISHWASHER, KITCHEN AID TRASH COMPACTOR, STAINLESS STEEL APPLIANCES - MAY 2021

DOUBLE PANE WINDOWS

NEW FLOORING IN ALL THE BEDROOMS INSTALLED IN 2023 - WOOD LAMINATE

CUSTOM PULL DOWN SHADES IN ALL ROOMS EXCEPT BEDROOMS

FRESH PAINT THROUGHOUT THE ENTIRE HOME

GUTTER LEAF FILTER & WARRANTY - COST: \$7,370.00

HOT WATER HEATER JUST A FEW YEARS OLD

AC SYSTEM NEWER, SERVICED TWO TIMES A YEAR

FOUNDATION DONE IN 2014 - LIFETIME WARRANTY