

17438 BLANTON FOREST: PROPERTY UPGRADES		
UPGRADE	YEAR	COST
Pool + Travertine Decking – Richards Total Backyard: - 12,825 Gallons, In-floor cleaning, Ozone Filtration, Spa foot jet, Grotto, Granite swim up bar + bar stools, sun deck, bubblers, Pentair app-enabled controls	2019	\$104,024.50
Outdoor Living Space: - Outdoor Kitchen Granite + Stone - Lynx 36 inch grill + Lynx cooktop burner - Porcelain Wood Look Plank - Outdoor Speakers - Mounted/Wired Outdoor TV - Hand Carved Custom TV Mantel - Landscape Lighting (front + back) - PVC French Drains + Rock Landscaping on side yards - Private Contractor Fee - Landscape Design	2020 2020 2015 2017 2021 2017 2020 2019 2020 2019	\$2,350 \$4,988 \$1,200 \$350 \$1,250 \$900 \$2,040 \$3,100 \$1,000 \$2,995
Total Outdoor Living Space Upgrades Cost:		
Primary Closet- California Closets: - White, customizable shelving, Pull-out laundry hampers, his/hers accessories drawers, in-cabinet lighting - Chandelier	2020 2020	\$17,714 \$200
Primary Bathroom: - Flooring Porcelain Ariana Blanco Tile, Wall Tile- Honed Marble Bianco Carrara, Shower Floor- Porcelain Uptown Antraite Hexagon Tile, Shower Niche- Tumbled Marble White Hexagon - Honed Marble Shower Seat - Free Standing Tub - Moen Finishes- Tub Filler, Faucets, Temp Controlled Shower Head, 4 Massage heads in shower - Mullion Shower Door – Shower Doors of Houston - Kohler Bidet Toilet- Self-cleaning, heated seat, control enabled - Private Contractor Fee - Cabinet Refinishing- Private Contractor Fee	2020-2021	\$4543.39 \$593.99 \$2,100 \$3,125.60 \$4,875 \$5,000 \$4,000 \$1,700
Total Primary Bath + Closet Upgrades Cost:		
First Floor Flooring: - Porcelain Wood Plank- Soft Greige - Laundry Room- Porcelain Tile Royal Blue Matte - Powder Bath- Porcelain Tile Woodfield Lane Matte - Private Contractor Fee	2020	\$5,710 \$329.63 \$91.59 \$17,963.36
Laundry Room/Powder Bath: - Bath- Vanity, Mirror, Lighting - Built in Cabinets - Quarts Countertop - Farmhouse Sink + Disposal - Champagne Faucet + Finishes - Shiplap Wall Design - Lighting - Addition of door from laundry to garage - Private Contractor Fee	2020	\$1,550 \$1,438.43 \$800 \$758 \$877.52 \$1,241.52 \$150 \$900 \$2,000
Kitchen + Dining +Garage Upgrades: - Bausch Dishwasher - Delta Touchless Faucet + Matte Black Finishes - Pendant Lighting - Dining Room Chandelier - Gladiator Wall Panels + Ceiling Mounted storage Racks + Garage door openers	2021	\$1,199 \$684.30 \$150 \$200 \$6,845
Total First Floor Flooring + Kitchen + Laundry + Powder Bath + Dining + Garage Upgrades Cost:		
TOTAL UPGRADES COST:		\$210,937.83