

## List of Updates

### **14503 Live Oak, East Bernard, TX**

- New Oak hardwood floors in master, study, living room and stairs.
- All new flooring in the full bathrooms and the powder room.
- Refinished tubs throughout.
- All new interior paint
- Carpet installed 7 years ago and lived in for only 2 years without any children at home during that time.
- New toilets throughout.
- New freestanding soaking tub in primary bathroom.
- New countertops throughout.
- All new kitchen appliances except for the subzero freezer.
- Compressor replaced on SubZero freezer 10 years ago.
- New hardware throughout on cabinet doors and drawers.
- New ceiling fans in kitchen and living room from M&M lighting in Houston.
- New chandeliers in foyer and dining room from M&M lighting in Houston.
- New pendant lighting above raised bar in kitchen from M&M lighting in Houston.
- New LED downlights throughout the house.
- New USB receptacles in bedrooms, kitchen and laundry
- New GFCIs receptacles in kitchen and bathrooms.
- New custom marble fireplace surround.
- Fireplace flue cleaned and resealed.
- Motor on water well replaced 2 years ago.
- Pool pump: new housing and motor (only thing that isn't new is the control panel) pool filters replaced in 2023.
- Pond and stream pump: replaced several years ago.
- New web-based sprinkler system control box with rain sensor.
- New Propane tank to be installed prior to closing.
- New underground supply lines from propane tank to the house.
- New tankless water heater system installed in 2023 to supply everything EXCEPT the primary bathroom and full ensuite bathroom in far right upstairs bathroom above the primary suite.
- New propane water heater installed in 2023 to supply the primary bathroom and the full ensuite bathroom in the far right upstairs bathroom above the primary suite.

- 3 new window panes at the soaking tub in primary bathroom.
- 3 new HVAC systems (all components of all 3 systems are new except for the duct work).
- 3 new Honeywell web-based thermostats.
- New faucets throughout.
- New pedestrian door from the garage into the home.
- Roof: less than 10 years
- New Cool Deck coating on the back patio and surrounding the pool.
- Water softener: Kinetico self-servicing water softener is 10 years old and was serviced in the last 12 months.
- New frameless shower doors in primary bathroom.
- All new exterior LED light fixtures.