

Property Improvements List

PROPERTY ADDRESS: 16311 Hexham Dr., Spring, TX 77379

YEAR	IMPROVEMENT DETAILS
2024	New interior paint, all walls, trim & ceilings and kitchen, half bath & primary bathroom solid wood cabinetry; cedar ceiling beams in living room
2024	New Landscaping throughout all beds including some plants, tree removals as needed and fresh mulch and sprinkler system repairs as needed
2023	HVAC replaced 1 st floor with new ducting; HVAC expansion valve, compressor and ducts replaced; All units received bi-annual service with media and return air filter replaced.
2024	New LVP flooring and carpeting in secondary bedrooms and halls, primary bedroom & both front rooms (dining & flex rooms)
2024	New secondary bath toilet and half bath faucet installed; New Iron stairway spindles installed
2024	New lighting fixtures in kitchen, dining, breakfast, stairs/halls, closets; New lighting globes to bathroom fixtures; New ceiling fans installed throughout
Early 2000's	Primary custom closet and Therapeutic Spa Retreat addition to the home including both wet & dry saunas, tub, fountain, fireplace & more.
Unknown	Throughout the home all countertops, sinks, cabinetry hardware, mirrors, light fixtures, carpeting & wall treatment in largest secondary bedroom
Unknown	Tile flooring in living room, wet bar, utility room, half bath, halls, closet, kitchen, entry way (foyer) upgraded to polished porcelain and marble
Unknown	Solid wood interior doors throughout; solid iron front door & Spa room addition door with operational reflective glass window; 2024 entire home rekeyed
Unknown	New Primary bathroom tile flooring, shower ceiling & surround, body jets & hand wand, shower glass and door
Unknown	New 2 nd floor tub/shower marble surround, plumbing fixtures, vanity lighting fixtures; All windows replaced with energy efficient, hurricane rated windows
Unknown	Outdoor firepit & stamped concrete patio and driveway finished with French drain system, custom color dye and sealed; outdoor light fixtures
Unknown	New garage door with Craftsman garage door opener

Contact Listing Agent directly with any questions regarding updates or the property in general.

This home is an estate and not required to furnish a sellers disclosure notice per Texas Property Code.

Sincerely,




Whitney Sodders, Realtor®

Sodders Real Estates Solutions, Grp with CB&A, Realtors

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P.S. If you're not ready to sell feel free to keep this letter and contact me when you are ready.

You can reach me directly at 832-510-0560 (direct line)

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