

**2123 Woodland Drive  
Richmond, TX 77406**

**Items Conveying with Property**

- Stainless Steel Refrigerator in kitchen
- Washer and Dryer in utility room
- TV and mount located in primary bathroom
- TV and mount located in upstairs living area
- TV and mount located in outside covered patio
- Outside backyard storage containers
- Pool cover
- Pool-side basket ball hoop
- Temporary/removable backyard fencing

**Extensive Upgrades List**

- February 2024 installed front entry and dining room flooring
- First floor living area carpet replaced roughly 6 months ago
- 2023 Replaced back patio door with new sliding glass door
- 2023 Replaced breakfast room windows
- January 2022 installed Generac whole house generator
- July 2019 Roof replaced with 30-year shingle
- November 2018 Cabinet shelving installed in pantry
- February 2017 Installed new gunite pool and cool decking
- April 2017 replaced upstairs HVAC
- January 2017 replaced outside electrical panel
- September 2017 replaced upstairs deck flooring and railing
- Honeywell Wireless Thermostat installed approximately 3 years ago
- Installed window shutters