

Seller's HOME Improvement List
5334 Addison Hills Ln. Katy, TX 77494

2023 – Primary Retreat Addition that included:

Engineered wood flooring to match existing floors which were installed in 2019
French doors out to the extended patio
Primary 15'X8' Walk-in Closet with custom cabinets and IKEA mirrored PAX wardrobe
Patio concrete deck and cover to integrate seamlessly into the existing materials

2023 – High energy AC upgraded to 4 Ton

Replaced attic evaporator coil and exterior condenser, with booster fan installed
SENSI digital programmable thermostat – control via WiFi

2019 – ROOF

installed since ownership in 2019:

Laundry room cabinets and shelves
Primary & secondary bath faucets, pulls and mirrors
Four cut-glass ceiling chandelier light fixtures
(Living room chandelier operates with remote and can change color)
Additional blown-in attic insulation
Garage door opener - control via WiFi
Replaced all lights with LED
Goose-neck kitchen faucet and cabinet pulls

Extra features buyer may appreciate:

GENERAC whole house generator. Serviced annually
F/B-yard sprinkler system
ManiBloc water shutoff system in laundry room
Keyless front door pad (if you choose to program)
Exterior motion lights
2 patio ceiling fan/lights plus canned lights
Several sun-tube skylights to let in natural light from the ceiling
Blinds/curtain window treatments
Electrical outlet in living room floor
Primary bath bidet
Two alarm security panels (Laundry and primary bedroom walls)
Super Home Warranty transfers to buyer (through Sept 2024)