

## 36819 PINE BARK LANE, MAGNOLIA, TX

Previous owner did the following just before we bought it in spring 2021:

- New roof
- New floors

### 2021/2022 UPGRADES

- New RV hookup (50A electrical with water and sewage connection to septic tank)
- New second driveway and culvert
- New gate with automatic gate opener for second driveway
- New front porch and porch roof
- New stairs at front and back doors
- New exterior doors at front and back
- New door to back porch area
- New rain gutters (had none before)
- New main outdoor electrical panel
- New kitchen countertops
- New bathroom shower, sink and vanity
- New bathroom exhaust fan and insulation in bathroom ceiling
- New range hood for stove
- New HVAC system (replaced everything: air handler, blower, coil, outside condenser)
- New insulated ducts and insulated plenum