

7195 Kingston Cove Ln.

Willis, TX 77318

UPGRADES/RENOVATIONS

March 2024: \$6500 Installed and upgraded main water line from street to house (Bradbury Brothers)

March 2024: Guest bathroom and shower remodeled, including Caesarstone quartz countertops, new sink, faucet, custom tile shower with frameless glass door, elevated toilet, new cabinet hardware, recessed lights (Kitchen Solutions)

February 2024: Installed new window screens throughout home and new blinds in guest bathroom, 3rd bedroom, custom blinds in sitting room off main bedroom

December 2023: Upgraded and remodeled sunroom off main bedroom and upstairs guest bedroom balcony tile

October 2023: \$9700 Installed new upgraded furnace (Lennox Gas Furnace 80% and Coil Horizontal – 2 Stage Variable Speed) Warranty includes 2 yr labor, 10 yr parts, 20 yr heat exchanger and new Honeywell Home T6 Pro Smart Programmable Thermostat (Bradbury Brothers)

September 2022: Kitchen remodeled including Caesarstone quartz countertops, designer tile backsplash, new sink, faucet, cabinet hardware, appliance upgrade to include new dishwasher and microwave/convection/wall oven combination (Kitchen Solutions)

September 2022: Main Bathroom remodeled including spa-like custom tile shower (60"x70"x 96" in height) with frameless shower door, new elevated custom-built dual sink vanity with Caesarstone quartz countertops, creation of elongated enclosed water closet with pocket door, new window and elevated toilet, new sinks, fixtures, mirrors, lighting and hardware (Kitchen Solutions)

September 2022: Replaced countertops in laundry room with Caesarstone quartz and added custom tile backsplash, new sink and faucet, new cabinet hardware to laundry room and office (Kitchen Solutions)

May 2022: \$27,000 New landscaping installed in front and rear yards and flower beds (Results Landscaping)

May 2022: \$23,000 Replaced all 3 patio sliding glass doors (4 Lite Patio Door in Living Room, 3 Lite Patio Door in Guest Bedroom and 2 Lite Patio Door in Main Bedroom)

April 2022: \$10,000 -Installed Wrought Iron Fencing with Decorative Wood Posts and Puppy bars around perimeter of backyard and along waterfront (Astro Fencing)

July 2021: \$6175 Installed new RUUD AC (J Star Services)

November 2018-March 2019: \$80,000 Complete redesign and restructuring of entire front and rear yards and landscaping, including adding new flower beds in front and backyard, crushed gravel pathway in front and side yard, new driveway, 2 new backyard patios with pavers, new sprinkler system (Results Landscaping)

July 2018: \$52,000 Installed new boat dock and bulkhead to include 106 linear ft of new treated wood bulkhead with 4 ft wide walkway the full length of waterfront, one 30 ft boat slip and 16 ft deck area with bench and wood posts with decorative lights (Waterfront Construction)

July 2017: Installed whole house leaf guard gutter system (Beldon Home Solutions)

May 2016: \$36,000 Installed Metro Roman Tile "Stone Coated Steel" Roof (50 Yr product warranty) including Tech shield decking, High Temp Underlayment for Metal Roofs, Ice and Water Shield Underlayment around pipes, jacks, flashings and valleys (Fair Claims Roofing)