

# Seller's Updates

225 Forest Way, Conroe, Tx. 77304

2013 Update kitchen with granite counter and gas cooktop with griddle.

2013 Double pane windows

2020 New roof

2020 New water heater

2021 A/C full system replacement (Trane) with a 10-year warranty.

2022 New kitchen/dining area wood-like vinyl planks and Livingroom wall-to-wall carpet.

2023 Concrete back yard patio. Approximately 900 square feet.

2023 Exterior house paint.

2024 Update baths. Primary/granite vanity top. Main bath/granite vanity top and tile shower.

2024 Front entry Pergola.

- Much of the electricity has been upgraded and a whole house surge protector installed.
  - The oversized second car garage (21 x 20) was turned into a game room and is not included in the house square feet. This can easily convert back to a 1+ car garage.
  - Central Air and heat was added to the bonus room and the bonus room is included in the listing square feet.
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Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_