



features & updates

8503 Rue de Maison / 77459
(per sellers)

2024

- REPLACED DECK STAIRS (EST. \$4200)
- REPLACED IRON POSTS AND PANELS IN YARD PERIMETER FENCES (FRESNO FENCE \$2060)
- SIDEWALK CONCRETE ELEVATION & SLAB JOINT SEALING IN WALKWAY (PROCONCRETE \$560)
- ANNUAL MULCH SPREAD (\$700)
- REPLACED GARAGE DOOR OPENER FOR ONE GARAGE BAY (\$513)
- TREES TRIMMED TO HOA SPECS (\$300)

2023

- REPLACED MICROWAVE LIGHT (\$250)
- AC DUCT CLEANING (\$1689)
- INSTALLED TWO ULTRA-VIOLET AIR PURIFICATION UNITS (ONE PER AC UNIT, REPLACED CEILING VENTS IN KITCHEN & FAMILY ROOM (\$1770)

2022

- REPLACED AMANA A/C, FURNACE, COIL WITH LENNOX (\$9773)
- REPLACED SPRINKLER SYSTEM CONTROLLER (\$632)
- REPLACED KITCHEN FAUCET AND UPSTAIRS TOILET TANK, EXTENDED WOODEN FENCE AND REPAIR OF IRON SECTIONS (\$592)
- POWER-WASH HOUSE, FLOWER BED STONES, DECK, SIDEWALK, ETC (\$2906)



features & updates continued

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(per sellers)

2020

- EXTENSIVE LANDSCAPING, BACKYARD DRAINS
- REPLACED BATHROOM MIRRORS
- WHOLE HOUSE CIRCUIT-BREAKER UPGRADE

2019.

- NEW EPOXY+ GARAGE FLOOR SEALANT (GARAGE KING)

2017.

- 2ND AC REPLACED WITH TRANE
- PAINTED HOUSE EXTERIOR
- REPLACED GAF ARMORSHIELD ROOF(30 YEAR TRANSFERABLE WARRANTY)
- REPLACED DRIVEWAY EXPANSION JOINTS WITH TRIM-A-SLAB VINYL

2016

- REPLACED BACK DOOR WITH ANDERSON SLIDER

2015

- WHOLE HOUSE SURGE PROTECTOR

2014.

- TWO 50-GALLON WATER HEATERS

2013

- UPSTAIRS CARPET
- OUTDOOR SECURITY LIGHTS
- 1ST AC REPLACEMENT (AMANA)



features & updates continued

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2006

- ADDITIONS INCLUDE PERGOLA, 600 SQ FT DECK, GARAGE METAL SHELVING. GUTTER GUARDS, INTERIOR SHELVING & CABINETS, GARAGE SINK

other

- ORIGINAL OWNERS SINCE 2006
- GOLF COURSE LOT WITH GREAT VIEW OF HOLES 13 & 14
- FRONT & BACK SPRINKLER SYSTEM
- PROTECTED PRESERVE BORDERS
- 4 BEDROOMS, 3.5 BATHS, PLUS DOWNTAIRS SECONDARY EN-SUITE WITH DEN

INFORMATION PROVIDED BY SELLERS TO THE BEST OF THEIR KNOWLEDGE; ASK YOUR REAL ESTATE AGENT FOR ATTACHED ADDENDA