

## **Sellers Upgrades and Information**

### **On 12994 Wood Harbour, Montgomery, Texas 77356**

#### **Upgrades:**

- 2024 - We had garage floor painted with speckled Epoxy paint
- 2024 - We replaced the entire driveway
- 2024 - We replaced the entire roof
- 2023 - We added tile flooring to the hot tub room
- 2023 - We replaced the 2 water heaters
- 2023 - We had electrician change out both electric boxes in garage
- 2022 - We remodeled the shower in one of the downstairs bedrooms
- 2022 - We added a trek deck near the water
- 2022 - We installed a new swimming pool with decking
- 2021 - We installed a 38Kw Generac Generator with a buried 250 gallon propane tank
- 2021 - We remodeled the shower in the Primary Bathroom
- 2021 - We converted the balcony off of Primary Bedroom into a screened in room with a fan
- 2021 - We installed mini split ac/heat units, one in Solarium/Breakfast Room and one in Sunroom
- 2021 - We replaced the Solarium/Breakfast room walls off of kitchen
- 2020 - We added a portable hot tub and screened in all of patio area
- 2019 - We added a swing by the water
- 2019 - We built a new back deck off of patio area of about 950'
- 2017 - We replaced the entire bulkhead including the two slips, slip for boat and slip for jet skis