

PROPERTY REPAIRS AND UPGRADES

23 Silver Canyon Pl, The Woodlands, TX 77381

Approximately \$70,000 in updates/upgrades, not including the roof and paint,

- Upgraded primary bath including granite, cabinets (including custom hair tool drawer), new fixtures and extra-large shower with lots of custom features including double shower panels and bench seating. – 2022/2023**
- Upgraded master closet with custom shelving, 4 drawer cabinet, and added shoe racks. - 2022**
- Upgraded flooring throughout primary bedroom, bathroom and closet. - 2022**
- Upgraded granite and cabinets in both secondary and guest bathrooms. Shower glass/tub combo in secondary bathroom upstairs with new tile. - 2022**
- Kitchen was completely gutted and upgraded with a new gas range, hood and dishwasher, farmhouse sink with drying rack, strainer and under-sink filtration and separate faucet, granite throughout, black subway tile back splash and custom cabinets; including spice drawer, pantry with pull out shelves, and custom a bar area with wine storage, shelving and beverage fridge (included). -2022**
- Vesta whole home water system from JRC Home Solutions (Owned)- 2022**
- Electric fireplaces in living and dining room with customizable color and heat settings and new tile trim around. – 2023**
- PEX piping throughout whole house by Clean Team Plumbing as preventative measure to avoid potential issues with frozen pipes – 2022**
- Aerus Air Scrubber surface and air purification system – 2023**
- Recessed lighting added throughout most of the home**
- Roof will be replaced prior to close- TBD**
- Fresh Paint- this June 2024**