

# **16606 Cactus Blossom**

## **Updates & Upgrades!**

**HVAC:** Serviced on 6/3/24 including installation of new Trane 3.5 ton aluminum box coil (valued at \$3,800 and includes transferable 10-year manufacturer warranty on equipment)

**Roof:** Professional Roofing Company inspected on 6/13/24; Following repairs completed on 6/14/24 (valued at \$1,500)

-Caulk & Seal/Paint all pipes and vents

-Caulk & Seal/Paint all flashing

-Caulk cracked shingles and exposed nail heads

**Exterior:** Back of home painted on 6/14/24 (valued at \$1,000)

**Walls/Windows:** Plantation shutters throughout home; Entire interior painted Spring 2022

**Primary Bathroom:** Complete remodel in Spring 2022 (Tile flooring, tile in shower/tub surround, marble inlay in shower, vanity & cabinetry)

**Primary Closet:** California Closet System installed in 2019

**Home Office:** Custom Built-ins constructed in 2016; Repainted and new hardware installed July 2023

**Half Bathroom (Downstairs):** New mirror and vanity installed May 2024

**Kitchen:** Kitchen cabinets painted Spring 2022; New Bosch dishwasher & Convection Microwave installed Spring 2023

**Electrical:** All lightbulbs are LED; All non-ceiling fan light fixtures have been replaced and upgraded

**Maintenance:** All carpets steam cleaned on 6/1/24; Exterior of home pressure washed on 5/31/24; New digital gas meter installed by Centerpoint on 6/9/24

*All television wall mounts and raised garden bed in backyard to convey with home!*