

List of Upgrades

- PROVIDED BY SELLER

AC Units

- 1 new AC unit with compressor
- 3 new coils
- 3 units serviced
- Newer drain pan

Landscaping

- Reworked beds mulched and seasonal flowers
- Added rock border / plants to front yard

Carpeting

- Replaced all carpeting in house (with the exception of media room)

Kitchen appliances (Replaced in last 6-12 months)

- Ovens (2)
- Refrigerator
- Dishwasher
- Microwave
- Disposal in sink
- Filtered water dispenser in sink
- New filters under sink and refrigerator

Pool

- Added new AquaLink 3.0 Bluetooth control with updated boards for pool equipment
- Cartridge filter system
- New motor
- Air blower

Bonus (exercise) room

- Study area built-ins / storage
- Craft area built-ins / storage
- Barn doors

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Walk-in Texas basements (2)

- Added flooring for lot of additional storage upstairs
- Additional flooring inside the secret room access door

Paint

- Repainted media room
- Downstairs repainted (last year)
- Repainted most interior doors and frames
- Metal gates / side gates
- Pint of most paint is in the garage for any required touchups later

Security - exterior

- Added exterior security system (4 cameras)
- Carbon monoxide monitors
- Hardwired fire alarms (replacing several in progress)

Lighting

- Bistro lights in courtyard with extra outlet
- Ceiling fan in master bedroom
- Breakfast room light fixture
- Ceiling fan in master bedroom

Staining

- Front door restained & sealed
- Spiral stair flooring

Master bathroom

- New sink faucets

Large windows (formal living)

- Replaced 2 large windows