



UPGRADES & HOME IMPROVEMENTS

30007 Canyon Side Court
Spring, 77386

Energy Efficiency

- (2) Trane AC System (XV18 Variable Speed Systems/ Increased humidity control, SEER rating of 18/ High Performance Filtration) ****Warranty**
- Radiant Barrier in attic

Hurricane/ Freeze/ Power Outage Ready

- GenTex 24KW **Natural gas** powered Generator, fully automated on/off with whole home surge protection, located on upgraded 8" cement pad ****Warranty**

Interior

- Remodeled (3) full baths
- Water Softener and filtration system
- Large Ceiling Fans in ALL rooms
- Recessed lighting in living room
- Enclosed former formal dining/living area; Added French doors; multi-purpose room/ study
- Custom built-in Entertainment Center in living room
- Electric Fireplace

Appliances

- Thermador Cooktop
- KitchenAid High Efficiency Dishwasher

Exterior

- Extended back patio w/ wood finished ceiling (12 x 44.4) **PLUS** Covered Fireplace (5.4 x 9.1)
- Exterior Painting- Rhino Shield ****Warranty**
- Roof (2016- Insurance claim)
- Balcony Remodel/ Restoration
- Accent Lighting- Custom Gemstone Architectural Lighting System
- Driveway/ Patio/ Sidewalk leading to backyard/ Front Porch- Completed with Stone Pavers
- Added electrical outlets & covers
- Added 4 large outdoor ceiling fans

Pool

- Heated pool / spa with pebble tech coating, interior control panel
- Pool heater – Jandy Jxi 400 (2019)
- Polaris Quattro P-40 pool Cleaner (2022)
- New Pool Lighting System (2022)
- Decking around pool

Landscaping

- Added/ Extended French drains and added larger square drainage grates (2024)
- Concrete Slab- Arbor and Raised Garden bed
- Landscaping & Full Sprinkler System

Garage

- Chamberlain ¾ hp garage door openers, silicone track wheels (quiet system)
- Installed stairway to garage attic
- Attic floor installation for additional storage in both garage and house attics
- Additional Electrical Outlets
- Hanging storage racks
- Wall Pegboard hanging system

Gameroom

- Additional outlets added on a separate breaker

Theater / Media Room

- Theater Lighting & Carpet
- Surround Sound with 7 speakers
- Projector Mount, Remote Programming, MX-850 remote, Yamaha Receiver HT-5860, Subwoofer, HDMI DVD Player (Conveying)
- Additional outlets on separate breaker
- Added stairs and risers for seating (Theater Chairs will convey)
- Installed cabinets

Security

- Home security system through Ageint Security includes interior/exterior cameras, deadbolts, indoor touch pad

*****Owner has records/ receipts/ contact information for most all the work done to the home**

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