

Property Improvements List

PROPERTY ADDRESS: 12010 Viola Ct, Pinehurst, TX 77362

| YEAR | IMPROVEMENT DETAILS | COST |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2023 | Primary and secondary bathroom renovations including vanity, tub, showers, plumbing, lighting and floor plan improvements | \$77,000 |
| 2023 | New construction of 23' x 14' covered patio area with stained ceiling and LED lighting | \$29,000 |
| 2022 | Installation of whole home water softener system | \$9,000 |
| 2020 | New Dual Pane Energy Efficient Windows, double hung style with tilt in cleaning / safety feature | \$14,000 |
| 2020 | New Pool Equipment installed for 9ft deep, 42 gallon pool | \$9,100 |
| 2019-20 | New exterior front door and soffit, fascia and trim replacements with cement board materials, sealant and paint | \$5,000 |
| 2019 | Sprinkler System installed to front, back & side yards | \$2,700 |
| 2019 | New roof installed | \$12,000 |
| 2019 | New garage door installed | \$900 |
| 2018 | New 410A HVAC system installed with dual zone feature, media filtration system & 6 in room air return ventilation ducts added | \$10,000 |
| 2018 | New carpet throughout all bedrooms, closets, stairway and second floor hallways | \$5,000 |
| 2017 | New Pool Pebble Teck surface installed with LED lighting | \$14,000 |
| 2015 | New toilet and sink in half bathroom | \$1,300 |
| 2015 | New upgraded volume 50 Gallon Hot Water Heater installed | \$1,500 |
| 2013 | Kitchen Renovations including plumbing, lighting, countertops, paint, under cabinet lighting added, new S/S appliances & cabinetry finishing and hardware | \$7,000 |
| 2004 | Pool construction & equipment installation | \$32,000 |

Contact Listing Agent directly with any questions regarding updates or the property in general.

Sincerely,



Whitney Sodders, Realtor®



The Woodlands, TX

Sodders Real Estates Solutions, Grp with CB&A, Realtors

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P.S. If you're not ready to sell feel free to keep this letter and contact me when you are ready.

You can reach me directly at 832-510-0560 (direct line)