

16 W Lance Leaf Rd

In The Woodlands Village of Panther Creek

List of Upgrades totaling approx. \$140K

○	2025	Replaced Automatic Sprinkler Backflow Preventer:	\$	350
○	2024	Installed Leafless Gutters:		5,000
		Replaced entire HVAC with a 3 Ton TRANE XR14 furnace, coil, and condenser:		11,906
○	2023	Replaced Cedar Fence:		3,000
		Kitchen Backsplash:		1,873
		Shower door in 2 nd bathroom, cabinet hardware throughout home:		1,592
		Fireplace mantle, hearth, granite countertops in both Bathrooms, interior paint, new lights, lighted mirrors, beadboard under the Kitchen island, Frameless shower door:		12,300
○	2022	Full house GENERAC generator:		11,350
		Replaced entire existing piping system with PEX piping:		10,000
		LUXURY VINYL PLANK in entire home except Bathrooms & Bedrooms:		10,000
		Replaced ceiling fans:		750
○	2021	Replace all cabinet doors and baseboards:		5,000
○	2020	Washer & Dryer:		1,900
		Exterior painted:		5,000
○	2018	Double pane windows & French patio door leading to back yard:		10,900
		Hot Tub & Patio pavers:		17,315
○	2017	Primary Bath Update: Install Walk-In Shower		
		Primary Suite & Second Bath: Install Travertine Marble flooring:		10,000
○	2016	Installed GRANITE countertops in Kitchen & Bathrooms		
		Interior paint, faucets, and lighting updates:		15,000
		Outdoor Gazebo:		1,134
		Refrigerator & Gas Range with a warming drawer and an electric single oven that can convert to a double oven.		5,647

		TOTAL:		\$140,017
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The 10 Things I Love About My Home

1. Location! Location! Location!
2. Full house GENERATOR for peace of mind if power goes out.
3. Floorplan is spacious with high ceilings, lots of storage, and ONE STORY.
4. Flex Room can be a bedroom, home gym, home office, craft room, or any combination
5. Backyard is a peaceful oasis with beautiful landscaping, deck pavers, gazebo & HOT TUB!
6. Neighbors are friendly, and the neighborhood is quiet.
7. Primary Bedroom and Flex Room closets are HUGE.
8. Fully renovated and move-in ready.
9. Easy access to walking trails that take you to parks, swimming pools & schools
10. Most of all, of all the homes I have owned (10), this is my FAVORITE!

Things That Stay

- Refrigerator in Kitchen and Garage
- Floating shelves in the Living and Flex rooms
- Washer & Dryer in Utility room (purchased Fall 2020)
- Hot Tub
- Patio Gazebo