

Samuel Bikman

25814 Bridle Falls Magnolia, Texas 77355

Updates & Upgrades List-Per Seller

- 1-All (3) AC/HEAT systems replaced 10/28/2024- 14-15SEER rating
- 2-Roof replaced 8/28/2024 –
GAF Timberline HDZ®,
Stain Guard Plus™,
Storm Guard®,
Pro-Start®,
Cobra® Rigid Vent 3™,
- 3-Interior of home and garage (large baseboards installed) painted 2025
- 4-Stair railings (both sets)/front door freshly stained and clear coat finish applied-2025
- 5-Carpet replaced 2025 on both set of stairs and second floor
- 6-Replaced electric downdraft cooktop in island, microwave, sink, faucet, garbage disposer-2025
- 7-Office built in cabinets/doors/wainscot/crown molding freshly stained and clear coat finish applied-2025
- 8-Primary bathroom-Replaced- Quartz countertops, under mount sinks, brush nickel faucets/accessories/lighting/cabinet hardware/door hardware, frameless glass shower enclosure, mirrors, shower trim-2025
- 9- Secondary/powder bathrooms-Replaced- Quartz countertops, under mount sinks, brush nickel faucets/accessories/cabinet hardware/door hardware, 3 mirrors updated and 1 replaced, laminate floor in separate bathroom, shower trim/heads-2025
- 10-Concrete areas/siding/other needed power washed-2025
- 11-Smoke detectors/ceiling mounted lights/switch-plug covers/trims replaced-2025