

## UPGRADES & IMPROVEMENTS

ADDRESS: 13206 Aspen Bough Circle, Houston, Texas, 77065

- Roof replaced in 2019.
- Wrought iron automatic driveway gate (Nov. 2024) for added security and curb appeal.
- New furnace (November 2024).
- New pool heater (2024), ideal for year-round enjoyment.
- Upgraded pool robot cleaner motor (2023).
- Two new AC units and one furnace installed between 2019–2023 for efficient climate control.
- New pool waterfall piping (2024) for enhanced backyard ambiance.
- Full interiors repaint (Aug. 2023) with fresh, neutral tones.
- Renovated primary bedroom with new flooring and window.
- Renovated primary bathroom featuring new tilework, upgraded shower, and modern flooring.
- Conveniently located near major roads (Hwy 290, FM 1960 and beltway 8).
- Close to known dining places, convenience stores and shopping centers, ideal for enjoyment and lifestyle.
- Zoned to Cypress-Fairbanks ISD, known for its quality education. (Arnold Middle School and Cy-Fair High School)
- Detached garage and private gate.
- Quiet cul-de-sac living meaning less traffic and added tranquility.